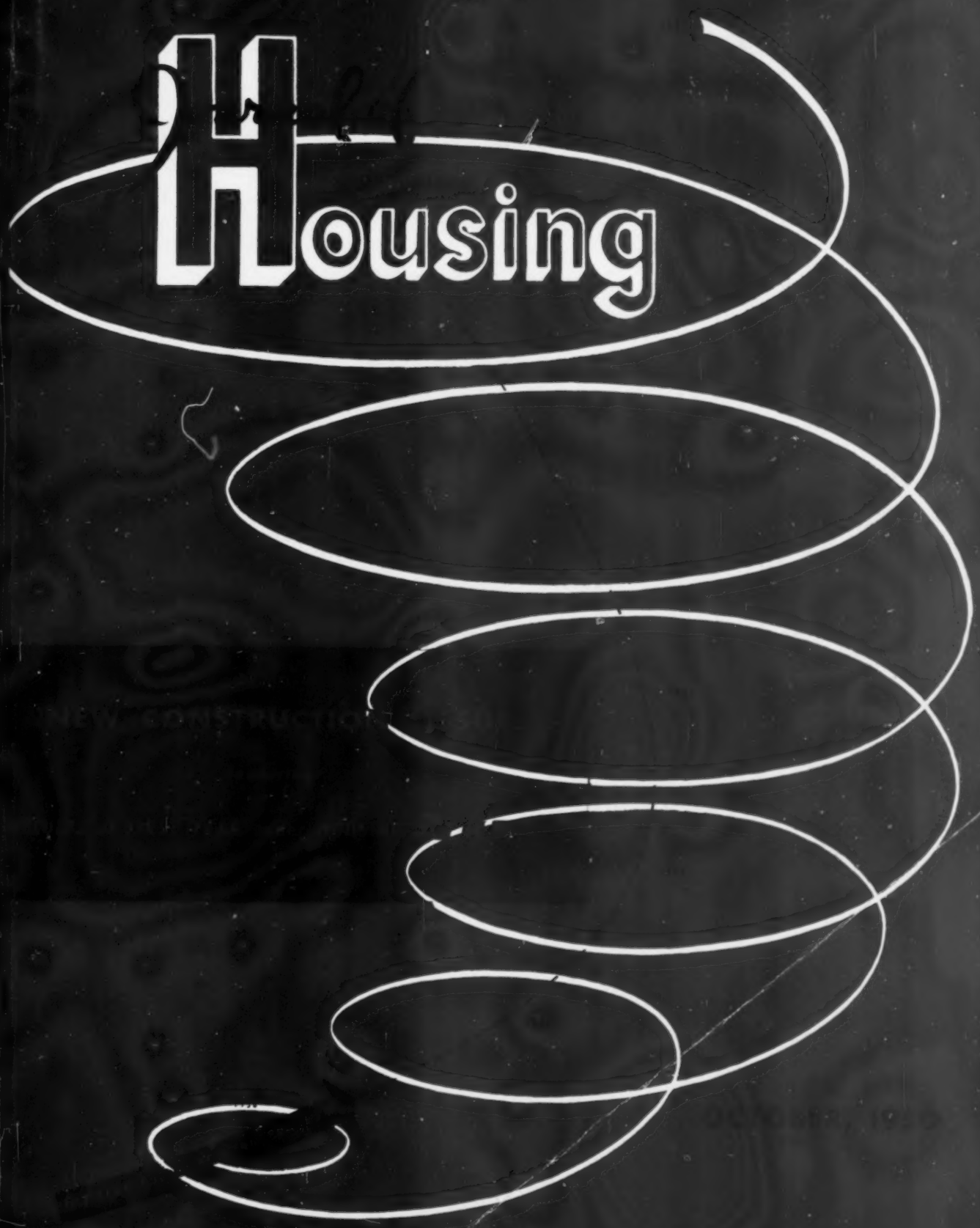
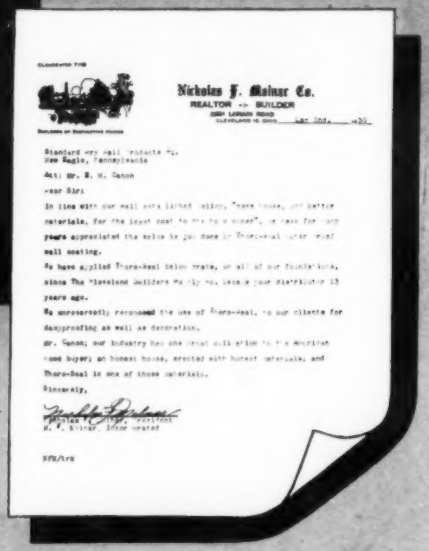
Housing



Recommends Thoroseal
Prominent Builder refers to Thoro System Products as "HONEST MATERIALS"



Nicholas J. Molnar Co.
REALTOR — BUILDER

Standard Dry Wall Products Co.
Zon Eagle, Pennsylvania

Att: Mr. E. H. Canon

Dear Sir:

In line with our well established policy, "more value, and better materials, for the least cost to the home owner", it was for many years appreciated the value in job done in Thoroseal interior and wall coating.

We have applied Thoro-Seal below grade, on all of our foundations, since The Cleveland Builders Supply Co. became our distributor 15 years ago.

We unreservedly recommend the use of Thoro-Seal, to our clients for dampproofing as well as decoration.

Mr. Canon, our industry has one final solution to its American home buyer; an honest house, erected with honest materials, and Thoro-Seal is one of those materials.

Sincerely,

Nicholas J. Molnar, President
E. F. Kilar, Sales Agent

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Waterplug
Stops leaks
Thoroseal
Seals surface
Quickseal
Beautiful finish

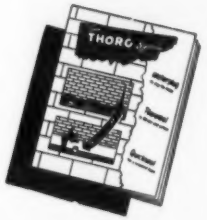
65,000 Contractors can't go wrong!

Through the constant co-operation of the builders, who have the know how in construction, and Standard Dry Wall's desire to carefully investigate the builder's each and every problem, THORO System products have been developed.

This was only accomplished through intense study and earnest desire to solve their problems and manufacture products of the highest quality, superseding all others in performance.

Famous Contractors, Field Engineers and Architects know. All masonry needs protection . . . THAT'S WHY they recommend The THORO System.

Read all about the THORO System products. Our 20 page pictorially described brochure is yours for the asking.



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Be proud of the job when final inspection comes.
USE VABAR

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Standard Dry Wall Products

Cut MAINTENANCE *Costs* WITH R·O·W

REMOVABLE WOOD WINDOWS

By pushing each sash to the left, against spring cushion, R·O·W windows (both top and bottom) are REMOVABLE. This exclusive feature cuts labor time and costs for washing, painting, or re-glazing. These additional features make R·O·W ideally suited for building projects:

- Toxic-treated sash prevents rot and growth of fungus, further reducing maintenance costs.
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No. SCS 1950

NEWS

ABOUT HOUSING!

AN OLSONITE COMBINATION

SINK, DRAINBOARD THAT IS...

- New
- Sanitary
- Stain Proof
- Easily Kept Clean (soap and water)
- Heat Proof
- Good Looking—permanently
- Chip Proof
- Crack Proof
- Peel Proof

It's new and now available! The result of fifteen months development work with Detroit Housing Officials. Fits all five combination sinks. Made of Olsonite with patented universal setting. Designed exclusively for public housing and other projects. Replaces the old, wood type.

Olsonite DIVISION SWEDISH CRUCIBLE STEEL
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Why Youngstown Steel Kitchens mean *better* low-cost housing

Youngstown's all-steel construction brings top efficiency, easiest installation, lowest maintenance to kitchens of any size . . . at lowest cost! Beautiful Youngstown Cabinet Sinks and storage units can be combined to meet any cost and space needs. Original estimates are *right*—no hidden extras!

Youngstown Steel Kitchens *stay modern*. No warping, sticking, splitting, splintering or repainting! They will still be clean and beautiful years from now. Youngstown Kitchens, made by the world's largest makers of steel kitchens, are standardized as to quality and replacement parts . . . today, and for years to come!

Youngstown specialists, especially if consulted in the planning stage, can often make real savings in equipment. Prefabricated Youngstown units save time in construction. Let us prove it to you: visit our booth at the convention in Detroit. Write or wire Mullins Manufacturing Corporation, Warren, Ohio, for information and name of nearest builder specialist.

AN ESTIMATED ONE OF EVERY THREE STEEL KITCHENS IN NEW HOMES THIS YEAR IS A YOUNGSTOWN KITCHEN!

Youngstown Kitchens

MULLINS MANUFACTURING CORPORATION • WARREN, OHIO

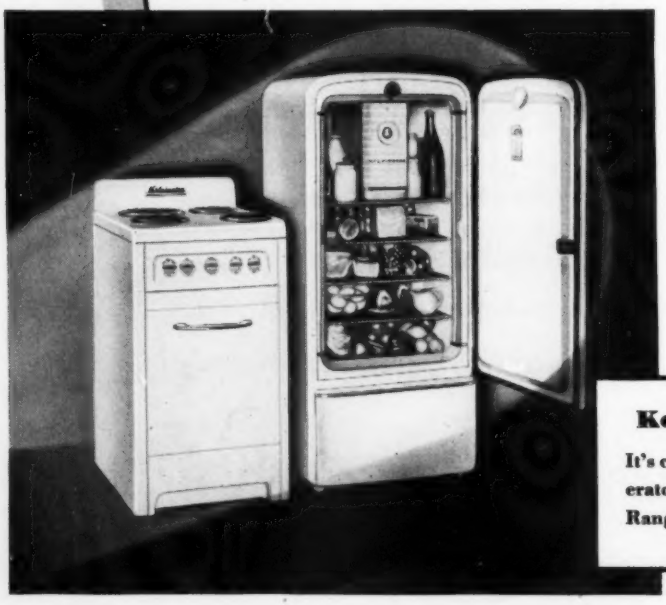
World's Largest Makers of Steel Kitchens

SAFER! CLEANER! THRIFTIER!

Because They're ELECTRIC!

Because They're KELVINATORS!

That's the record in over 50,000 Public Housing Kitchens built more than 6 years ago!



Yes! Check for safety . . . check for longer life . . . check for lower maintenance costs. And you'll find Kelvinator *electric* refrigerators the first choice of experienced Public Housing Maintenance Managers. We'll back this up with written proof based on extensive experience in the public housing field. For complete information, write to Kelvinator, Division of Nash-Kelvinator Corporation, 14250 Plymouth Rd., Detroit 32, Michigan.

Kelvinator's Famous Space-Saver Package

It's cost-saving, space-saving! See Kelvinator's smart, efficient refrigerator-range combination. Refrigerator is 6 cu. ft., only 24" wide. Range is 21" wide with oven as large as Kelvinator's largest model.

Research Work
Now in Process for Local Agencies

TITLE I STUDIES

Surveys of Housing Conditions

Marketability Studies

New Use Value Appraisals of Project Areas

Estimates of Acquisition and Demolition Costs of Project Areas

Relocation Studies

Review of Parcel Appraisals

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Dilapidation Studies

TITLE III STUDIES

PHA Low-Rent Studies

Narrative Summarizations and Presentation of Survey Data

Site Analyses

Estimates of Acquisition Costs of Project Areas

GENERAL STUDIES

Housing Market Analyses

Conservation Studies

Economics of Planning

Construction Cost and Financing Studies

PLACES WHERE ONE OR MORE OF THE ABOVE STUDIES HAVE BEEN CONDUCTED IN THE LAST THREE MONTHS:*

Albion, Michigan
Alton, Illinois
Bessemer, Michigan
Bethalto, Illinois
Brownsville, Pennsylvania
Chicago, Illinois
Clinton, Illinois
Cook County (outside of Chicago)
Collinsville, Illinois
Cottage Hills, Illinois
Darby, Pennsylvania
Dixon, Illinois
Donora, Pennsylvania
East Alton, Illinois
East Bethlehem, Pennsylvania
Edwardsville, Illinois
Gary, Indiana
Glen Carbon, Illinois
Glassport, Pennsylvania
Golden Acres, Illinois
Hartford, Illinois
Livingston, Illinois
Madison, Illinois
Masontown, Pennsylvania
Maryville, Illinois
Menomonie, Wisconsin
Midland, Pennsylvania
Muncie, Indiana
Petersburg, Illinois
Rankin, Pennsylvania
Robbins, Illinois
Robinson, Pennsylvania
Roxana, Illinois
Sharpsburg, Pennsylvania
Sharpsville, Pennsylvania
South Roxana, Illinois
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Valdosta, Georgia
Venice, Illinois
Worden, Illinois
Wood River, Illinois
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Real Estate Research Corporation

First National Bank Building **Chicago 3, Illinois**

THE OLDEST RESEARCH CORPORATION IN THE HOUSING FIELD

**Names of housing authorities and redevelopment agencies for whom this work is being done are available on request.*

AMERICAN-Standard Heating Equipment and Plumbing Fixtures Designed and Engineered for every kind of job

FOR THE BATHROOM: These smartly-styled, durably-constructed American-Standard Plumbing Fixtures combine real economy with long service. The Master Pembroke Bath and Ledgewood Lavatory shown above, are made of rigid cast iron with a thick coating of lustrous enamel. The close-coupled Cadet Water Closet is of non-absorbent, easily-cleaned genuine vitreous china. There's a complete line to fit every requirement of design and styling.

FOR THE KITCHEN: The new Triwell Sink by American-Standard rates ace-high with housewives. In addition to the double compartments for easy dishwashing, it provides for quick, sanitary plate rinsing and garbage handling in a unique center well. This well has its own drain, and contains a large, covered strainer basket of chrome-plated brass. For years of service, the Triwell is made of acid-resisting enamel on a base of durable cast iron.

FOR UTILITY ROOM OR BASEMENT: You'll find heating units in the American-Standard line to cover every type of heat and every kind of fuel. The Arcoliner Oil Boiler illustrated is a new model designed for hot water systems only, which makes possible new economy in automatic heating. Quality built throughout, it has wet base construction to prevent overheating of floor, and features built-in water heater.

LOOK FOR THIS MARK OF MERIT

■ Look over the new construction jobs that are going up today and you'll find more and more of them with heating equipment and plumbing fixtures by American-Standard. This isn't surprising when you remember that the American-Standard line is the most complete in the industry . . . and offers the widest flexibility in designing and styling for structures of every type and size from individual houses to multiple dwelling units.

American-Standard products are recognized for their engineering and construction advantages, too. Their long life and dependability in service contribute to lower maintenance costs . . . and tenant satisfaction.

Check with your Heating and Plumbing Contractor. He'll gladly give you up-to-date information about the complete American-Standard line of heating equipment and plumbing fixtures. **American Radiator & Standard Sanitary Corporation,** P. O. Box 1226, Pittsburgh 30, Pennsylvania.

THROUGHOUT THE HOUSE: These New Multifin Convectors provide even, comfortable heat, while their attractive cabinets complement the furnishings of the room. In addition to 63 stock model sizes for either free-standing or partially recessed installation, there are models to meet your special building requirements—including extra sizes, and types for one-pipe steam and for fully recessed installation.

AMERICAN-Standard

First in heating . . . first in plumbing

Serving home and industry

AMERICAN-STANDARD · AMERICAN BLOWER · CHURCH SEATS · DETROIT LUBRICATOR · KEWANEE BOILERS · ROSS HEATER · TONAWANDA IRON

Journal of Housing. • • • OCTOBER, 1950

Volume 7—Number 10

monthly publication of the
NATIONAL ASSOCIATION OF HOUSING OFFICIALS
1313 East 60th Street, Chicago 37, Illinois

Subscriptions to The Journal of HOUSING are $5; also available through membership in the Association at the rate of $10. Entered as second class matter October 25, 1944, at the post office at Chicago, Illinois, under the Act of March 3, 1879.

John M. Ducey, Executive Director • Dorothy Gazzolo, Editor • Otto F. List, Advertising Manager • MacIntyre-Simpson & Woods, Advertising Representatives • Jean Adams, Assistant Editor • Joan May, Editorial Associate • Helen Williston, Cover

Special Issue . . .

FEATURING 1950 PUBLICLY-AIDED HOUSING CONSTRUCTION IN:

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What's been going on in 1950 . . .

IN THE CONSTRUCTION OF PUBLICLY-FINANCED HOUSING

Providing an answer to the above question has been the purpose of this special issue of the JOURNAL OF HOUSING. Originally the thought had been that the whole issue could feature projects either up or under way as a result of the passage of the Housing Act of 1949 some fifteen months ago.

But there have been so many delays during the past year in getting programs even through paper-work stages that as of October 1, only 10,000 units were under construction —more than 7000 of them only two or three months advanced.

Thus the JOURNAL's opportunity to "present" a series of such projects either completed or well enough along to feature was a limited one. Only five of them are among the 12 projects described in this issue. The five such projects are all "reactivated" ones: projects approved ten years or so ago under the United States Housing Act of 1937, on which construction was stopped by World War II.

Of the seven others, four are state-aided (one financed by the Territory of Hawaii); two city-aided; one a cooperative—state-aided. It was these state and city types of programs that in 1949 yielded a 36,300 unit production figure for publicly-aided housing construction: a figure that it seems quite unlikely will be bettered in 1950—or even equalled—in spite of all the federal funds available.

An evaluation of the public housing construction for the year 1950 based on the samples presented herewith must take into consideration the vast differences in types of projects built. They vary from elevator type buildings in Chicago, New York, St. Louis, San Francisco, Detroit—to single family houses in Framingham, Massachusetts—to one- and two-story row houses of several types—to three-story apartment buildings. Some are on expensive slum cleared land; some are on vacant land; some are actually suburban. Their room ratios vary considerably.

But, with few exceptions, they all evidence a thoughtful approach by their architects—an effort to find ingenious ways of gaining space and livability at minimum cost. The most common characteristic of the projects is the openness of the sites—the effort to give every living unit the maximum of privacy and light and air. The state- and city-aided units show perhaps the greatest efforts in these directions—principally, no doubt, because the housing is intended for middle- as well as low-income families and the cost limitations, consequently, are not as severe as for the federally-aided program.

But it is possible to speculate, too, that bringing the administration of the program closer home via state and city officials may produce housing less prone to stereotyping, less subject to the uniform standards that inevitably discourage imagination and ingenuity: a theory that has led to much insistence in the federally-aided program that field offices be given a maximum of power.

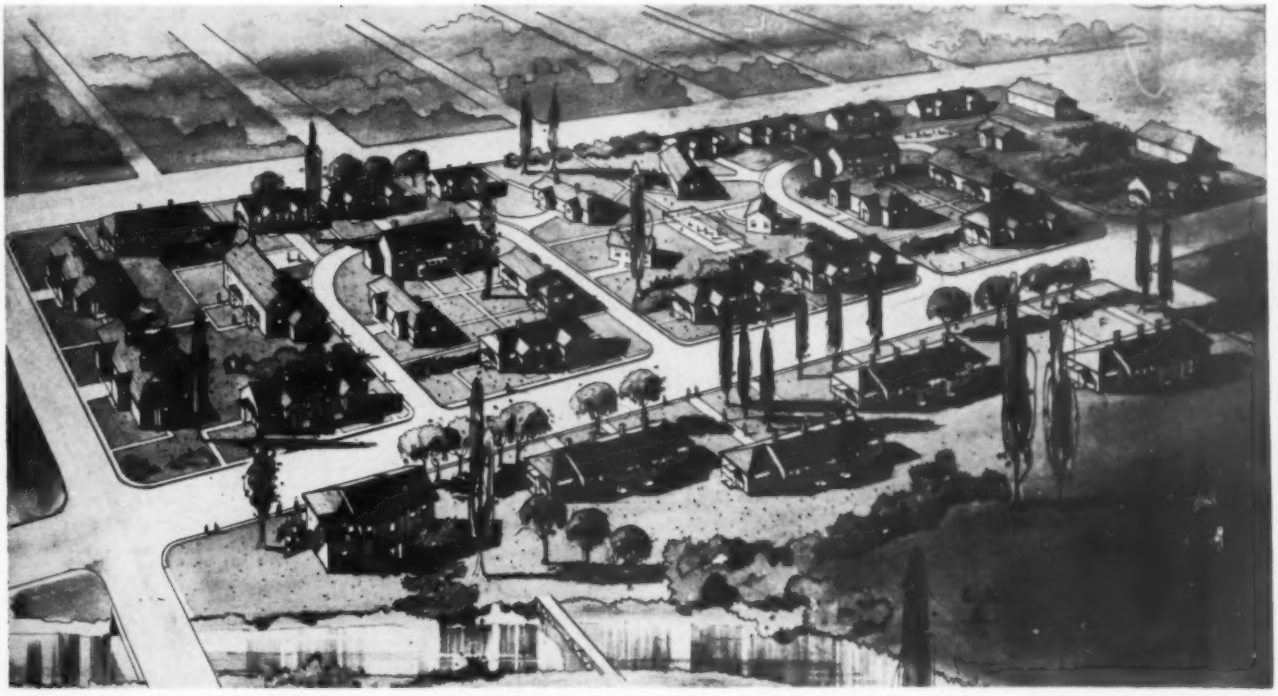
On the whole, it seems safe to say that there have been gains in 1949-50 public housing design—gains of the very type that are now in danger of being lost under the impact of the new "defense" emergency: gains in site density, gains in the production of units suited to large family needs, gains in room space standards and arrangements that show greater understanding of "livability" needs.

Perhaps, in the current unsettled times, the best that can be hoped for for 1950-51 public housing production is that there shall be no retreat from the modest advances of 1949-50.

Nampa, Idaho...

Federally-aided • Started July 1950

THE AIM: *"Our project was designed for a small rural western town—our aim was to produce individual housing of distinctive design at the lowest price possible through the use of mass production methods and standard patterns and to insure a maximum of livability, comfort, and style but to avoid high-cost features."*



BUILT BY:
Nampa Housing Authority

ARCHITECTS
Miller and Ahlson, Seattle

GENERAL CONTRACTORS
J. O. Young & Son —
Hibbard & Carroll
Nampa, Idaho

FINANCED BY:
Public Housing Administration through loan and subsidy
(a pre-war low-rental housing development reactivated under Public Law 171)

INDIAN CREEK HOMES: 75 UNITS

"As happy a solution of the problem of small project design for minimum operating costs as we have seen to date . . . "

That's the verdict on Indian Creek Homes by the Public Housing Administration's development staff. PHA describes the Homes as "a well-spaced development in keeping with the casualness and freedom of western living patterns. It takes over a rolling 12-acre tract dotted with beautiful old trees and crossed at one side by a quietly flowing creek that does double duty as an irrigation canal."

Its History

Indian Creek Homes is a war-deferred low-rent project, completely redesigned and redeveloped under Public Law 171 policies and procedures. The site was acquired back in 1941. Seventy-five families, now living in shacks and makeshift housing in the fast-growing farming, food processing, and railroad center that Nampa provides for Southwestern Idaho, are expected to move into the project in January 1951.

Cost limitations ruled out single-family houses—the traditional type of dwelling in small western towns—but the compromise plan of one- and two-story duplexes provides units designed with all living areas on the ground floor and with sound-deadened connecting walls to assure privacy. Base-

ments, also usual in the area, have been eliminated—again for economy reasons. Utility rooms have been substituted in which individually-fired coal furnaces, dust-free coal bins, and laundry and storage facilities are included.

Type Structure

The frame buildings have scored cedar and beveled fir siding; are plastered on the interior. Entryway screening, covering, and trellising vary enough to give design interest to the project at minimum cost. Ground floors are concrete slab with asphalt tile covering; hardwood finish floors are used on the second stories.

The Contractors

Especially noteworthy is the fact that local contractors won the construction contract for the project in the face of competition from much larger firms in Boise, Spokane, Seattle, and Bozeman, Montana. The home-town coup was the result of sharp-pencil figuring by a group of small, specialized contractors who pooled efforts and resources to keep the job within the community. With the contract in the hands of local builders, maximum use is being made of local labor, subcontractors, and materials and supplies and as a result local enthusiasm over the project is said to be running high.

The Site

Architects and site planners have taken full advantage of the natural beauty of the site to scatter the structures in a wide-spaced, informal pattern. Space for three playgrounds and a two-acre plot for tenant gardening has been set aside.

Unit Size Distribution

The 75 family dwellings are made up of:

18 one-bedroom units
30 two-bedroom units
21 three-bedroom units
6 four-bedroom units

COSTS

Per room cost—$1470.

Contract price for construction and site development was $548,500. Equipment contract, won by Westinghouse Corporation of Boise, Idaho, was for $16,305 and covers electric ranges and refrigerators.

PHA states that the costs might have been lower had it not been for "heavy pre-development charges resulting from the long wartime deferment of the project and the need for all-weather construction. . . "

TYPICAL UNIT

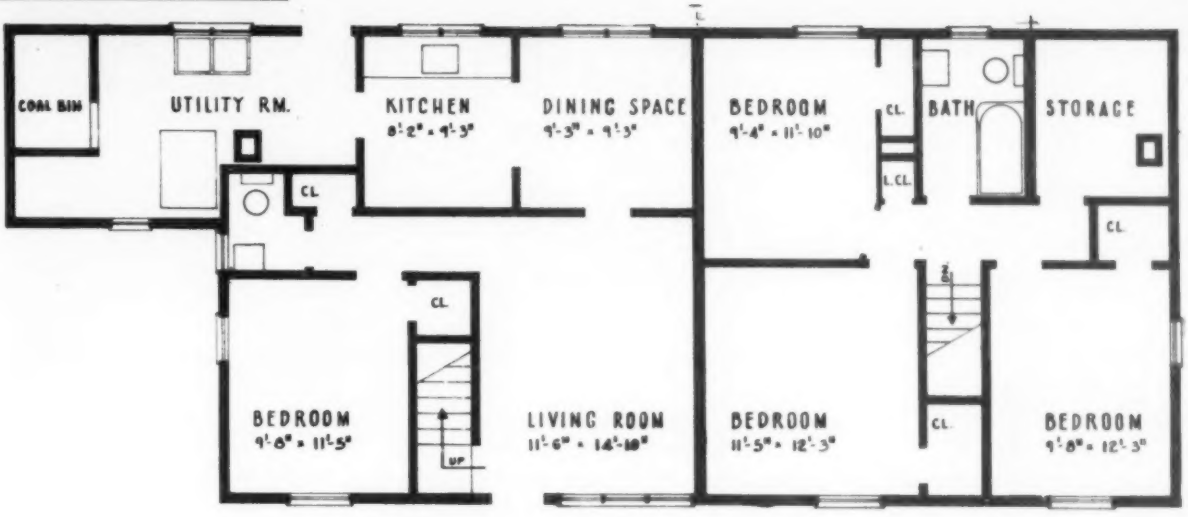
Color scheme for painting of the units utilizes several combinations: (1) blue top with grey striated siding below—white trim; (2) cream top, bamboo below; (3) bisque combined with russet.

ADMINISTRATION BUILDING . . . PLUS

Two one-bedroom apartments take up the second floor of the administration building, with tenants responsible for maintenance of grounds and for heating the entire building.

MEN BEHIND THE PROJECT

At the groundbreaking on July 1 were many of the men who have worked to make Indian Creek Homes a reality. Left to right: Dwight K. Garrett, executive director of the Nampa Authority; Earl Hibbard, one of the general contractors; J. O. Young, Jr., also one of the general contractors; Mayor Peter E. Johnson of Nampa; J. O. Young, another member of the general contracting firm; William Wilkins, Authority commissioner; Henry M. Boston, Authority chairman; D. Elmer Sell, inspector for the architectural firm.



1ST FLOOR

2ND FLOOR

FOUR BUILDING TYPES

ABOVE: four-bedroom unit—two-story structure

TOP LEFT: three-bedroom unit—one-story structure

BELOW LEFT: one-bedroom unit—two units in one-story structure

NOT SHOWN: two-bedroom unit—one-story structure

BUILDING MATERIALS, EQUIPMENT

Heating: individual hand-fired coal furnaces—Bard Manufacturing Company, Bard, Ohio

Refrigerators: Westinghouse

Ranges: Westinghouse

Bathroom and kitchen fixtures: American-Standard

Flooring: asphalt tile over concrete

Roofing: cedar shingles

Windows: wooden—Tacoma Sash and Door Company

Ceiling insulation: Owens-Corning Fiberglas

Hardware: Russwin locks; Stanley hinges

Two Massachusetts Towns . . .

PLYMOUTH
40 units

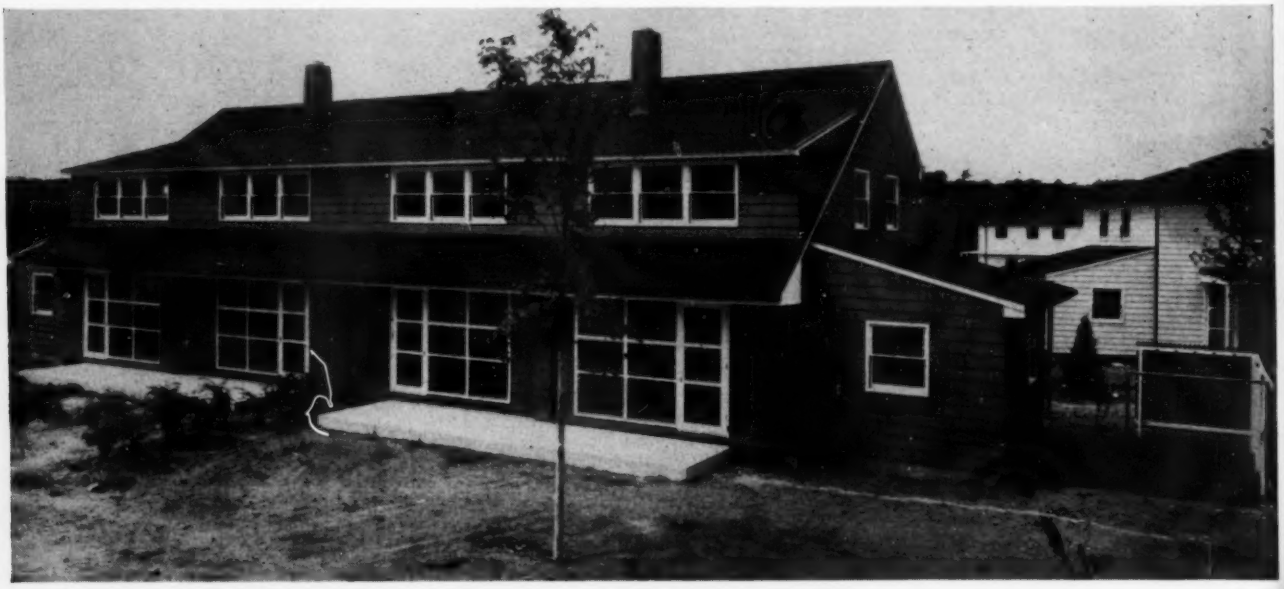
FRAMINGHAM
75 units

State financed—
Completed for occupancy August 1950

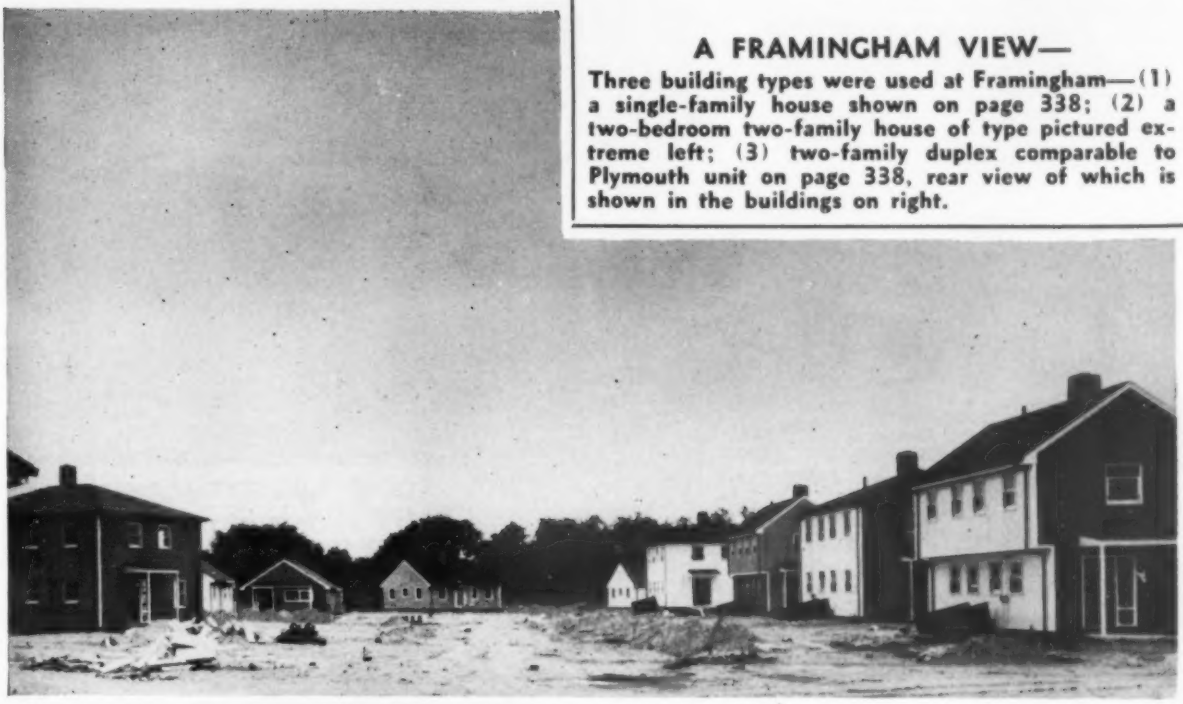
Designed by:
Samuel Glaser Associates, Architects, Boston

Owned and managed by:
Plymouth and Framingham Housing Authorities

BELOW —
DUPLEX BUILDINGS
(four units to building) used in Plymouth; two-family building of same type used at Framingham.



SINGLE FAMILY HOUSES
(frame construction also) are scattered throughout the Framingham project.

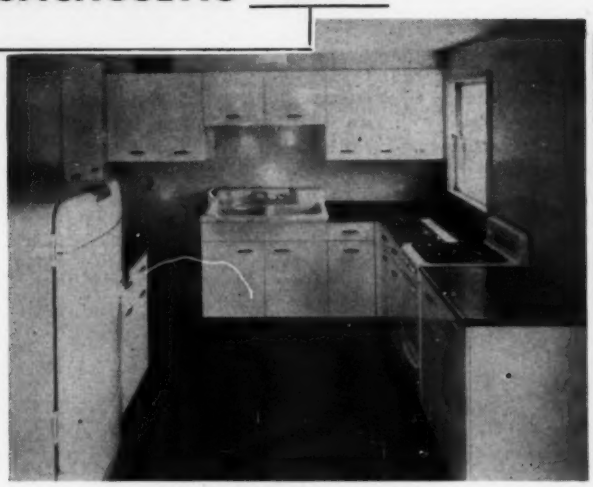


A FRAMINGHAM VIEW—

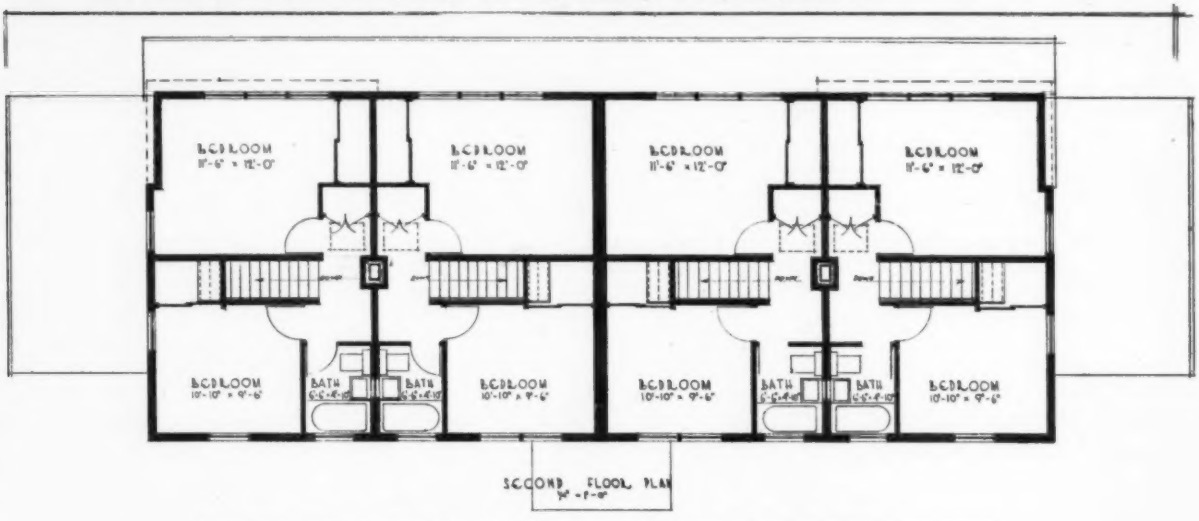
Three building types were used at Framingham—(1) a single-family house shown on page 338; (2) a two-bedroom two-family house of type pictured extreme left; (3) two-family duplex comparable to Plymouth unit on page 338, rear view of which is shown in the buildings on right.

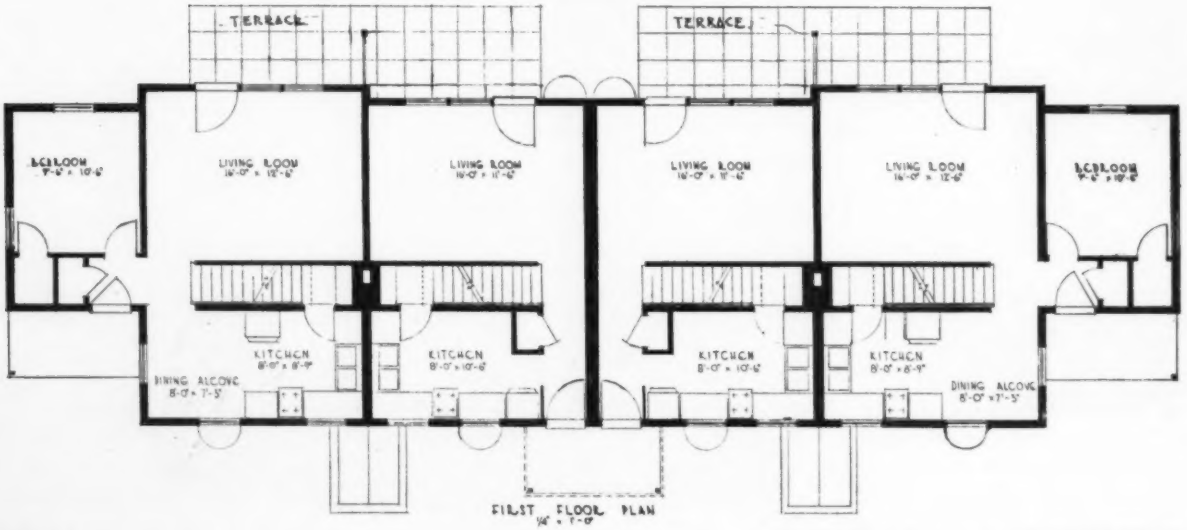
BELOW—PLYMOUTH SITE PLAN

Four different building types are used at Plymouth: duplex and row house types—three of which are for two families, plus a four-family duplex as pictured on page 338. Two of the building types have three-bedroom units; one has two-bedroom units; the fourth has combination two- and three-bedroom units.



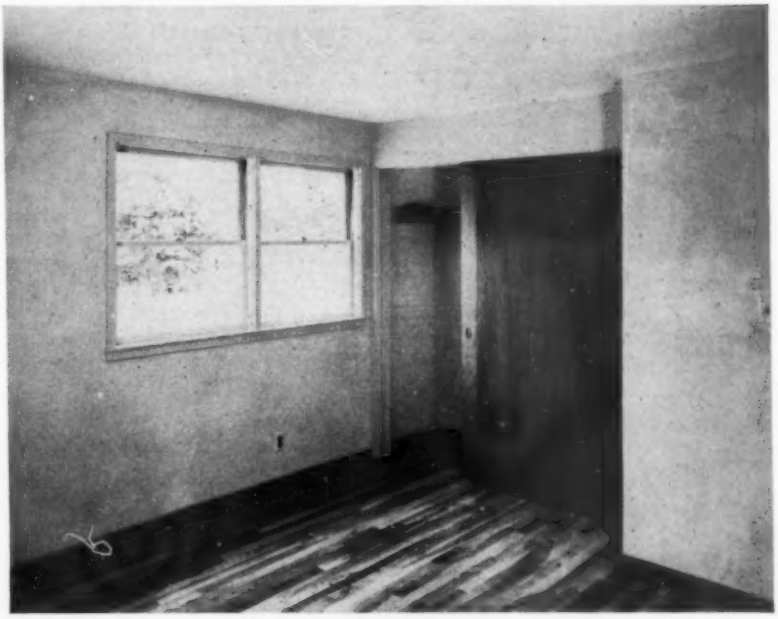
MAJOR EQUIPMENT, DESIGN DETAILS, ROOM LAYOUT—
are identical for the Plymouth and Framingham projects. Both of them have individual heating units; fully equipped kitchens as pictured above; flooring as pictured. The layout below is for the four-family duplex at Plymouth pictured on page 338.





LIVING ROOM—right
The living room windows pictured right open out on a terrace, as shown in the floor plan on page 340. Living rooms in this type duplex building are 16 feet by 11 feet, 9 inches.

BEDROOM—below
Bedrooms in these units have sliding closet doors, as pictured; have at least two windows in every unit, three in others.



SITE PLANS:

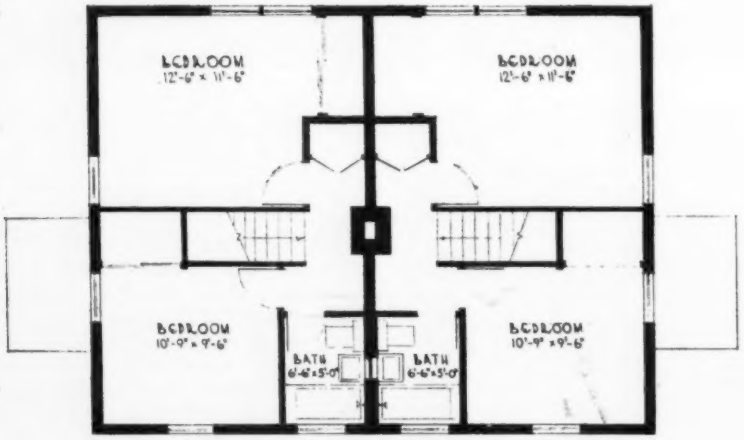
FRAMINGHAM—below:
Below is an architect's sketch of the site plan for the 75-unit project at Framingham. Coverage of the area, which is more than 16.5 acres in size, is only 6.13 per cent—and families per net acre is .195.

The Plymouth 40-unit project site, pictured on page 339, has an even lower land coverage: 1.36 per cent. It is just under eight acres in size.

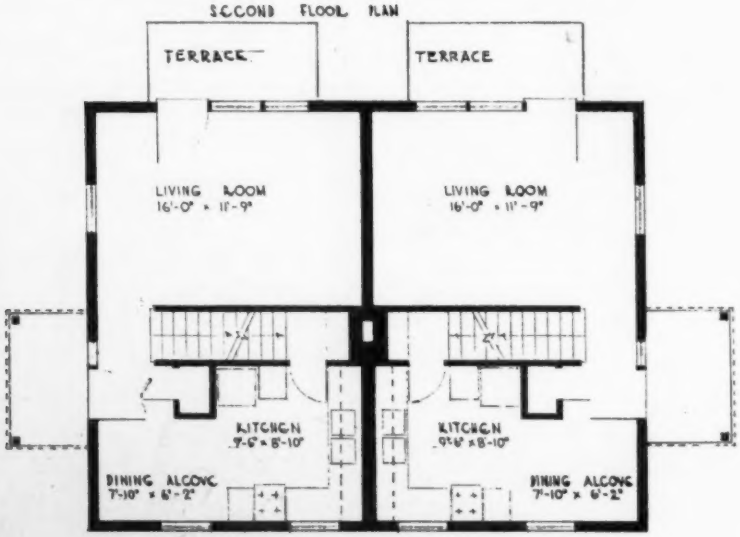
FLOOR PLANS—

Right: the single-family house at Framingham. Twenty-five of these units are scattered over the site. They are 928 square feet in area: 5½-room units, with three bedrooms.

Below: a two-family duplex, used at both Plymouth and Framingham. A four-family building of this type is shown on page 340.



SECOND FLOOR PLAN



FIRST FLOOR PLAN
1/4" = 1'-0"

COSTS—

Framingham: the achitects quote a construction cost per unit, including roads and utilities of $9698; a per room cost of $2085. The Massachusetts State Housing Board, the financing agency, reports a total development cost per unit of $11,280.

Plymouth: the architects quote a construction cost per unit, including roads but less utilities of $9342; a per room cost of $2002. The Massachusetts State Housing Board reports a total development cost per unit of $11,500.

EQUIPMENT—

Individual heating unit: Plymouth—Richmond; Framingham—Lennox. Plumbing fixtures: Richmond. Windows: Hall-Gregg. Refrigerators (Plymouth): Frigidaire. Insulation: Owens-Corning Fiberglas.

THE PICTURES—

All photographs on pages 338-342 by Clemente-Cotter.

New York City . . .

TODT HILL HOUSES

City financed • 502 units

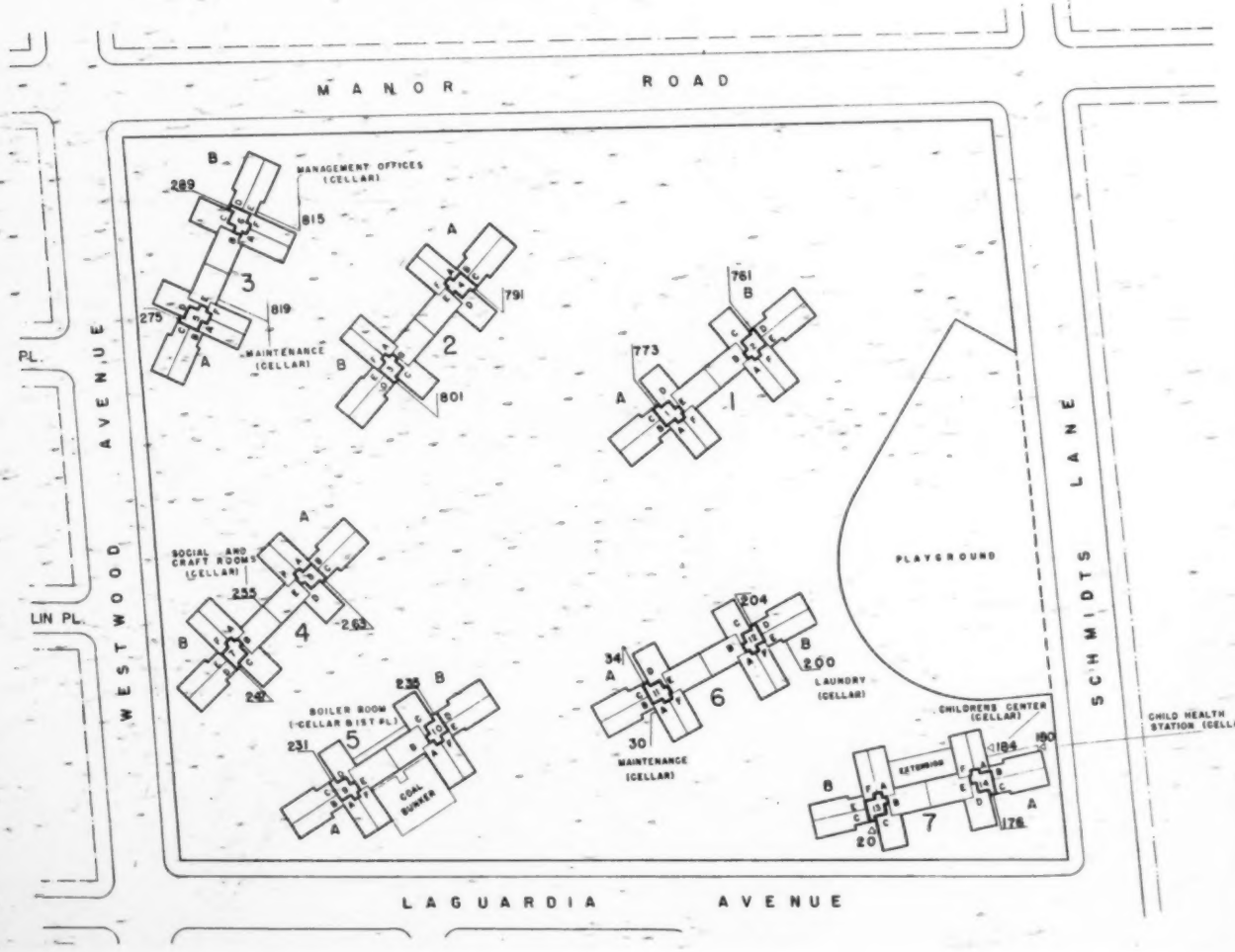
Initial occupancy November 1949

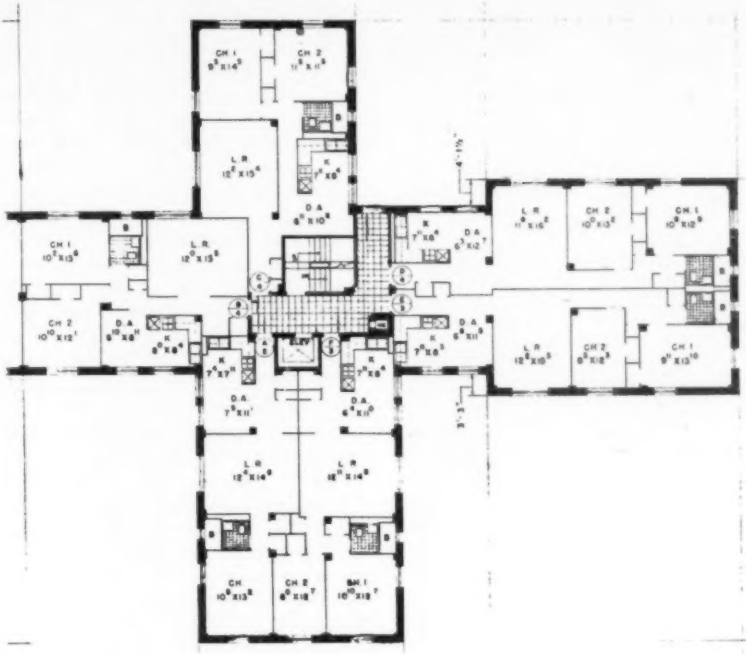
Designed by:
H. I. Feldman,
New York City

Built and owned by:
New York City Housing
Authority

THE SITE: VACANT LAND ON A HILL CREST

Todt Hill Houses occupies the crest of a hill on Staten Island, a site chosen for its closeness to Manhattan-ferry bus lines and to a small shopping center and also because the site was vacant, thus saving rehousing and demolition time.



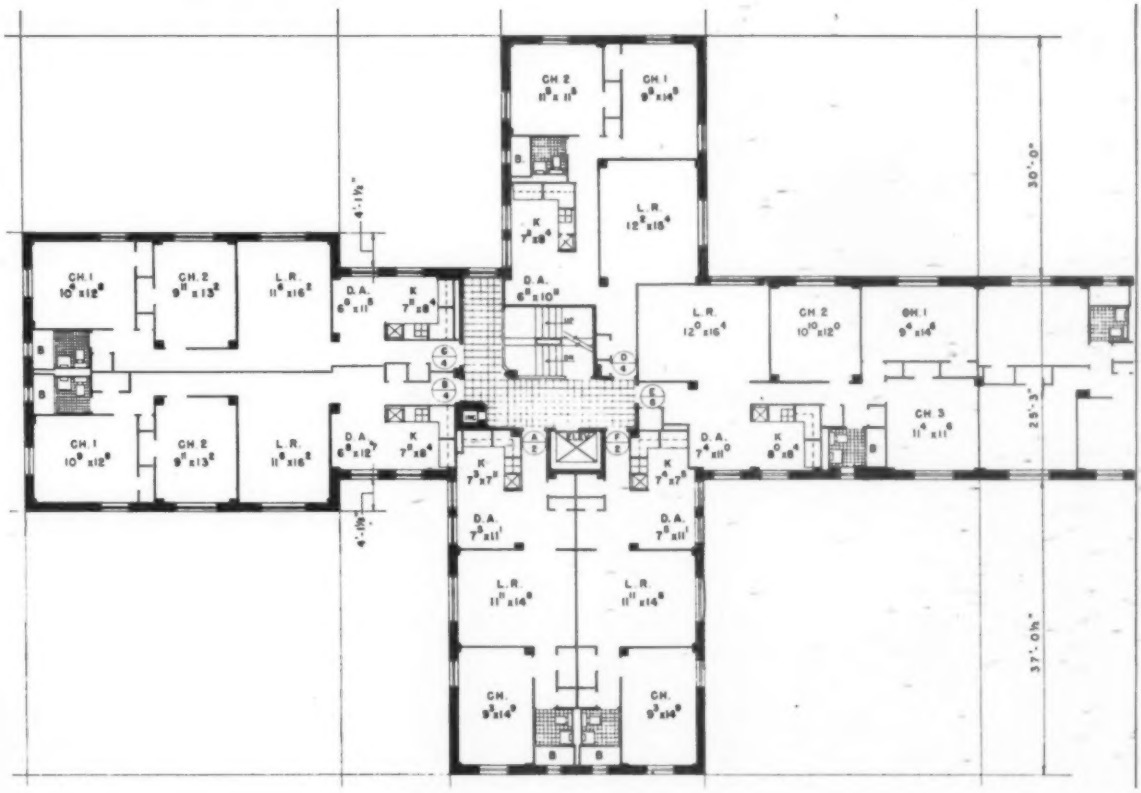


ONE-, TWO-, THREE-BEDROOM UNIT COMBINATIONS

Left is floor plan indicating how one- and two-bedroom units have been combined.

Below is another adaptation of the floor plan, with one three-bedroom unit included.

Two building types are used: "A" (floor plan below); "B" (floor plan left). The site layout plan on page 344 shows how the "A" and "B" buildings are combined.



THE GOAL—

In instructing their architect on this middle-income project, the New York City Housing Authority asked for slightly larger room areas than those specified for their low-rental projects—also for dining space out of traffic lanes, with its own window. They also specified certain refinements of equipment and surface finish (such as shower heads over bath tubs, plastic work surfaces in kitchens, doors on closets).

These higher space and equipment standards are paid for entirely out of the unit rentals, with no cash subsidy from the city involved. The city guaranteed the bonds with which project construction was financed and also waives taxes on the structures (but not on the land)—but makes no cash outlay for the program.

Average monthly rent, including gas and electricity, is $16.59 per room or $70.73 per dwelling unit.

THE EQUIPMENT—

Heating plant: Fitzgibbon boilers; Todd Shipyard Corporation oil burning equipment
Ruud hot water heaters
Plumbing: Briggs
Refrigerators: Hotpoint
Windows: aluminum—Sterling
Ranges: Royal Rose
Kitchen cabinets: Colonial Products

THE COST—

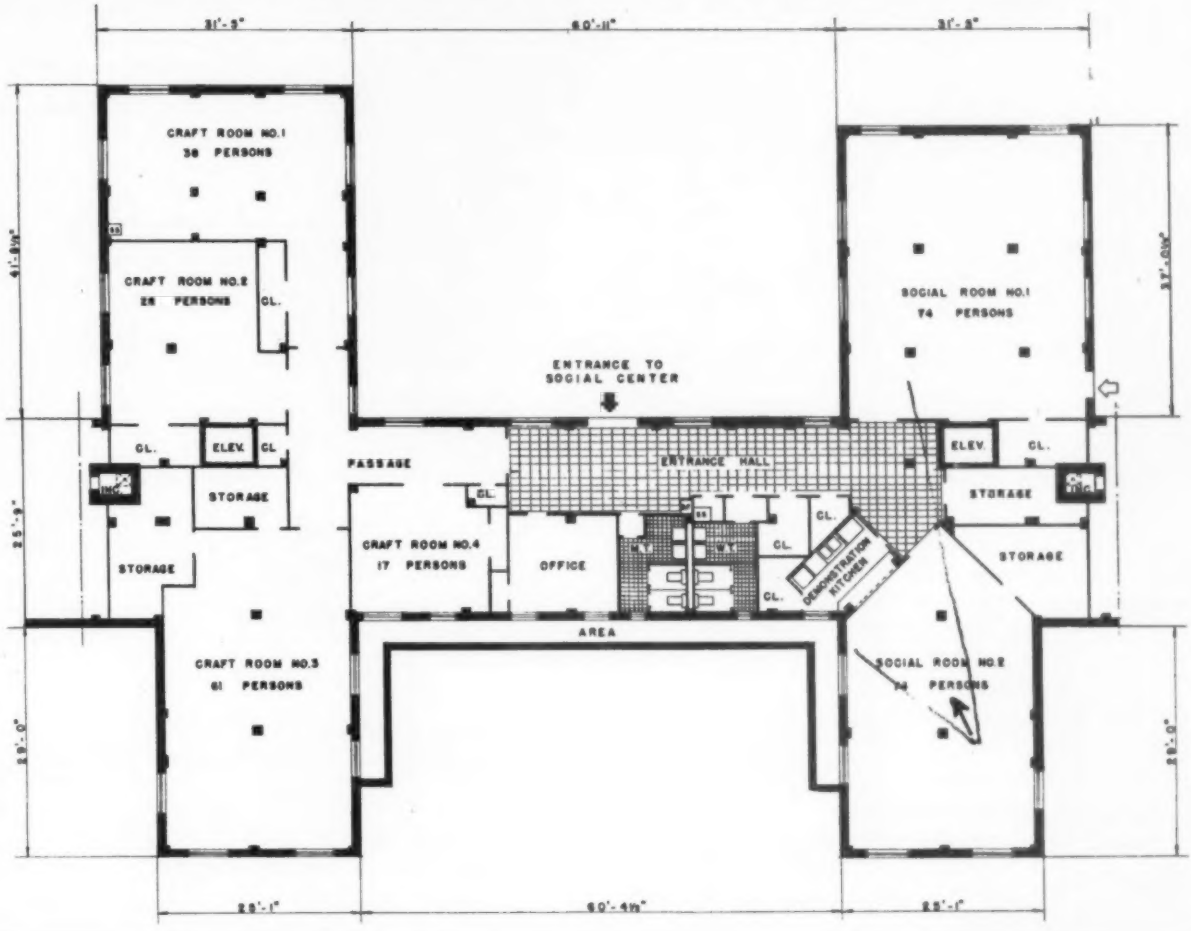
Total development cost, including land, utilities, fees, etc.:
$3324 per room
$12,733 per unit

THE PICTURES—

All photographs used on pages 343-347 by King-Weese Studios, New York

SPACE FOR COMMUNITY ACTIVITIES IN THREE BUILDINGS

Below is the layout for community rooms provided in the high basement of one of the buildings—with entrance at grade. A children's center and a child health station are located in a second building—in main floor space. In a third building, community laundry space at basement level is provided. Management space is in the basement of additional buildings.



STORAGE SPACE

Plenty of room for baby carriages and wheeled toys.

COMMUNITY LAUNDRY

Bendix automatic washers stand ready for service.

Hawaii . . .

PALOLO HOMES

82 units of permanent moderate-rental housing financed with Territorial funds

Started February 1950—
Ready for occupancy November-December 1950

Built and owned by Hawaii Housing Authority

Architect:
Lou E. Davis, Honolulu

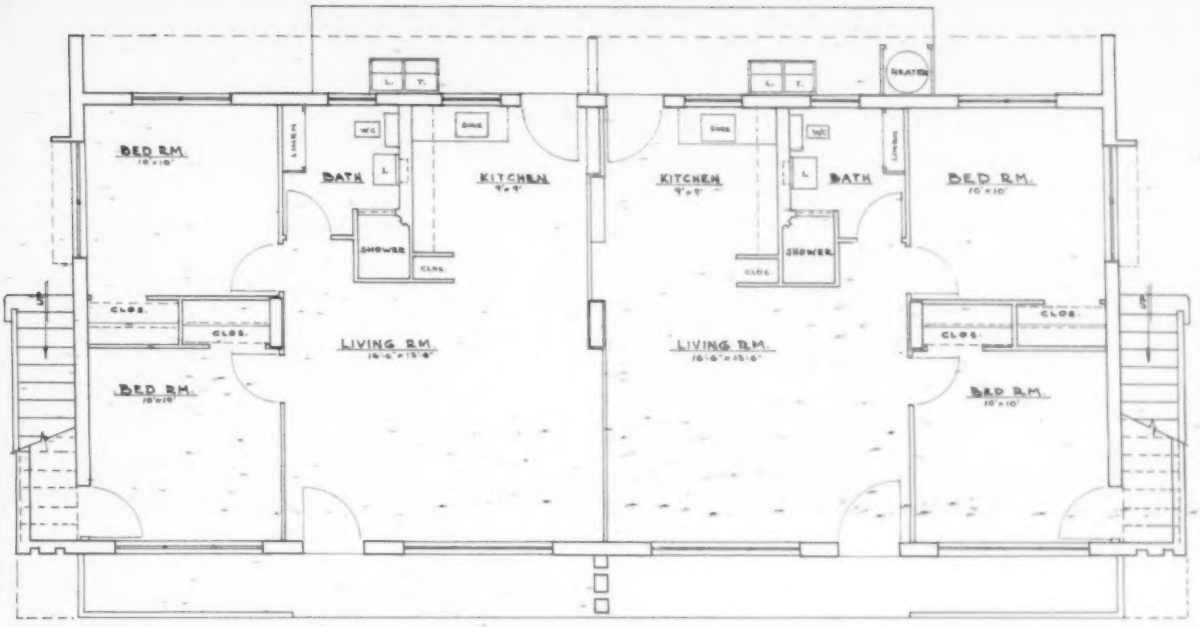
Site Planner:
C. H. Gates, Authority Engineer

Profiting by its experience with termite damage to wood construction, the Hawaii Housing Authority turned to reinforced concrete structures for Palolo Homes. There are 25 buildings on the site—the first section of a permanent housing development intended to replace 532 temporary units opposite the site. Duplex buildings house a combination of one- and three-bedroom units; four-family buildings contain two-bedroom units—two up and two down.

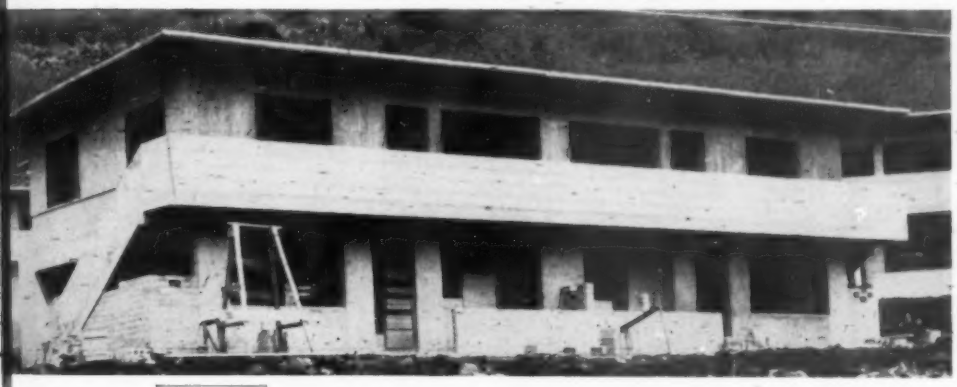
Costs

The unit cost of the project is expected to be $6950 and the per room cost $1545.

Electric refrigerators and water heaters will be supplied by the Authority. Window sash are metal. No space heaters are required in Hawaii—and no insulation.



FIRST FLOOR PLAN



ABOVE—
Four-family building, two units on each of two floors.

BELOW—
Combined one- and three-bedroom unit building.

FLOOR PLAN

SITE DENSITY:
7.8 families
per acre

Hartford . . .

The "colonial" touch for
CHESTER BOWLES PARK—

410 units of moderate-rental veterans housing

●

Financed through state of Connecticut loans

●

Open for occupancy November 1950

Designed by:
Kane & Fairchild, Architects
Hartford, Connecticut

Owned and managed by:
Housing Authority of the City of Hartford

An urban community with sufficient light, air, and space to assure that the project could never deteriorate into a slum—these were the goals of the architects who designed and planned Hartford's moderate-income veterans development, Chester Bowles Park. That they achieved their goal is evidenced by the density of only 7.8 families per acre—bettering by far the standard of 12 families per acre that the garden city planner Sir Raymond Unwin once set up as ideal.

Basing their architectural plans on simple colonial style, the architects eliminated all elaborateness but gave thorough study to entrance treatment and such details as stair-rails, stair-halls, etc.

The Site

The project is built in a setting much like that of a campus of a small school, with wide lawn areas around each of the buildings and with separate recreational and play facilities for each of the groups of buildings. A small paved area for small children's play is immediately to the rear of each building and a separate play area for teen-agers has athletic facilities.

The site, although desirable for its size and general proximity to existing utilities, schools, and shopping areas, was substandard for housing purposes because it consisted of low-lying land between two streams. To avoid extensive subsoil engineering, the course of one brook was changed to flow past the project beyond the area where the buildings were placed. The other brook was enclosed in an underground conduit so that the area in the rear of the buildings through which the brook passed could be used for playground facilities.

Utilities

All utilities for the project were designed so that the city would accept them for maintenance—and with an eye to possible eventual sale of the project to private owners. Each building has its own hot water heating system and apartments are equipped with individual thermostatic control.

Building Types

The eight types of buildings that have been used in the project are actually variations of three basic unit patterns that have been attached in groups of three to form each building. The resulting structures contain one-, two-, and three-bedroom apartments—some of them duplex units. Four inches of common brick were used on the exterior, with four-inch cinder block on the interior. All interior walls are plastered; vermiculite plaster was used on basement ceilings as a fire protection.

Of the 410 family units, 116 have one bedroom; 236 have two bedrooms; and 58 have three bedrooms.

The Rents

Shelter rents are $39.30 for the one-bedroom apartments; $43.40 for the two-bedroom units; and $45.50 for three-bedroom units.

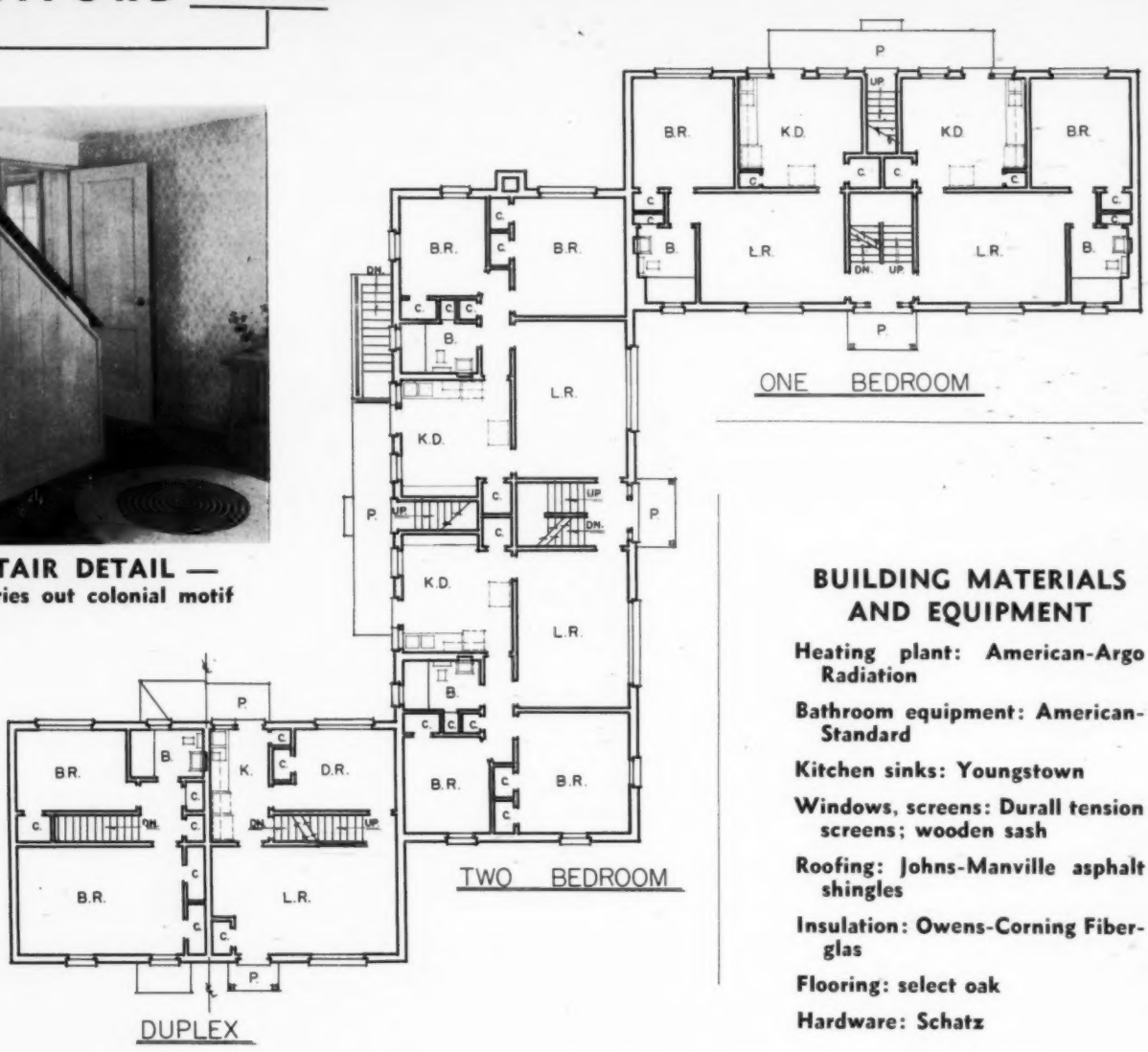
Financing of the project was through Connecticut's program for moderate-rental veterans housing under which the state makes loans to local housing authorities at low-interest rates over a 50-year amortization period.

The Costs

Total development costs, including administration and land, are estimated at $2278 per room and at $8780 per unit, not including range or refrigerator.

HARTFORD — continued

STAIR DETAIL —
carries out colonial motif



BUILDING MATERIALS AND EQUIPMENT

Heating plant: American-Argo Radiation

Bathroom equipment: American-Standard

Kitchen sinks: Youngstown

Windows, screens: Durall tension screens; wooden sash

Roofing: Johns-Manville asphalt shingles

Insulation: Owens-Corning Fiberglas

Flooring: select oak

Hardware: Schatz

THREE UNIT PLANS—SIX BUILDING TYPES—COMBINED FOR EIGHT VARIATIONS

By taking three unit plans—then reversing them—then fitting them into a variety of building plans, the architects have achieved diversity of structures.

BEHIND THE SCENES—

Left and below are views of back entrances of buildings. Note sunken garbage cans.

ON THE INSIDE—

The architects say: "A typical apartment is equipped with steel kitchen cabinets, wallpaper on living and bedrooms, with painted plaster in kitchens and bathrooms. We were able to get discontinued patterns of wallpaper, most of which would have cost on the average of $1.50 a roll if they had been purchased out of stock. The resultant diversity of interior design is very pleasing. It is impossible to find two apartments in the same building, and sometimes in the same block, which have the same interior finishes. Kitchens were painted in uniformity with the trim but bathroom walls were painted to compliment the wallpaper selected for that apartment. We used five different paint colors for bathrooms in the project."

THE PICTURES—

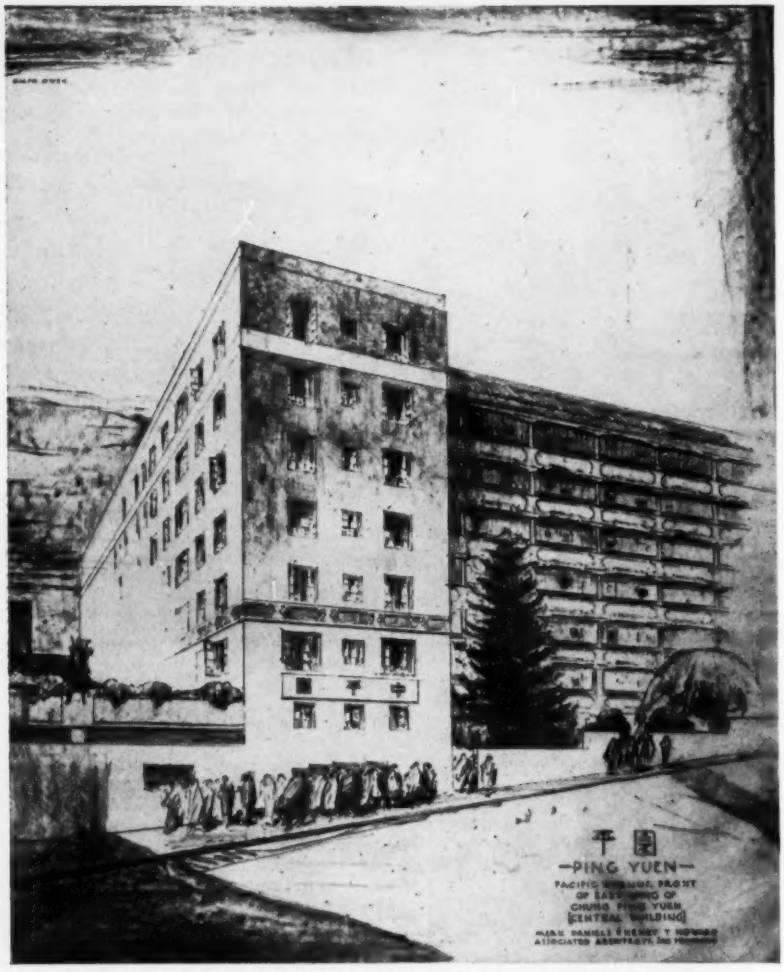
Photographs on pages 350-353 by Burian-Moss Photographers, Hartford.

San Fra

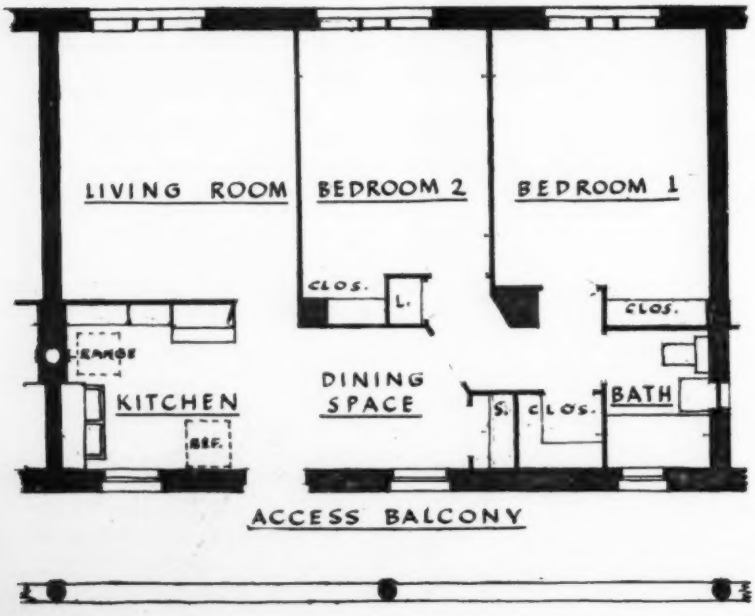
"PING YUE

234 units
federally aided

Designed by:
Daniels, Howard, Ward, and Bolles, San Francisco



CENTRAL BUILDING OF PING YUEN'S THREE



Modern design in keeping with the colorful architecture that characterizes San Francisco's Chinatown was the aim of the architects who designed Ping Yuen, first of the city's war-deferred low-rent developments to be reactivated under the 1949 housing law.

The project, situated in the center of one of the country's most congested areas, is intended to be what its name —Ping Yuen ("Tranquil Gardens") —implies.

Chinese motifs and colors in the open corridors and at the entrance gate and landscaping of the area with shrubs from China will add to its Oriental "flavor."

Site Plan

Although a small (2.6 acres) and expensive site has made necessary a density of 89.42 families per acre, space has been allotted for playgrounds for children and gardens for adults.

The three six-story buildings that will make up the completed project have been so designed to give every apartment sunshine at some time during the day. Automatic elevators will service each building and group laundries and drying rooms are to be provided.

Unit Sizes

Of the total of 234 apartments, 46 will have one bedroom; 92 will have two bedrooms; 75 will have three bedrooms; and 21 will have four bedrooms.

Architects

Original plans for the project were drawn 10 years ago by architects who were no longer in business when it was reactivated in 1949 (Mark Daniels and Henry T. Howard). New architects (J. Francis Ward and John S. Bolles)

...isco . . .

...signed for "Chinatown"

Started
July 1950

Built and owned by:
Housing Authority of the City and County of San Francisco

were appointed to make necessary revisions and the site, acquired in 1942, was cleared in late 1949 and early 1950. Construction started in July 1950, is expected to be completed in October 1951.

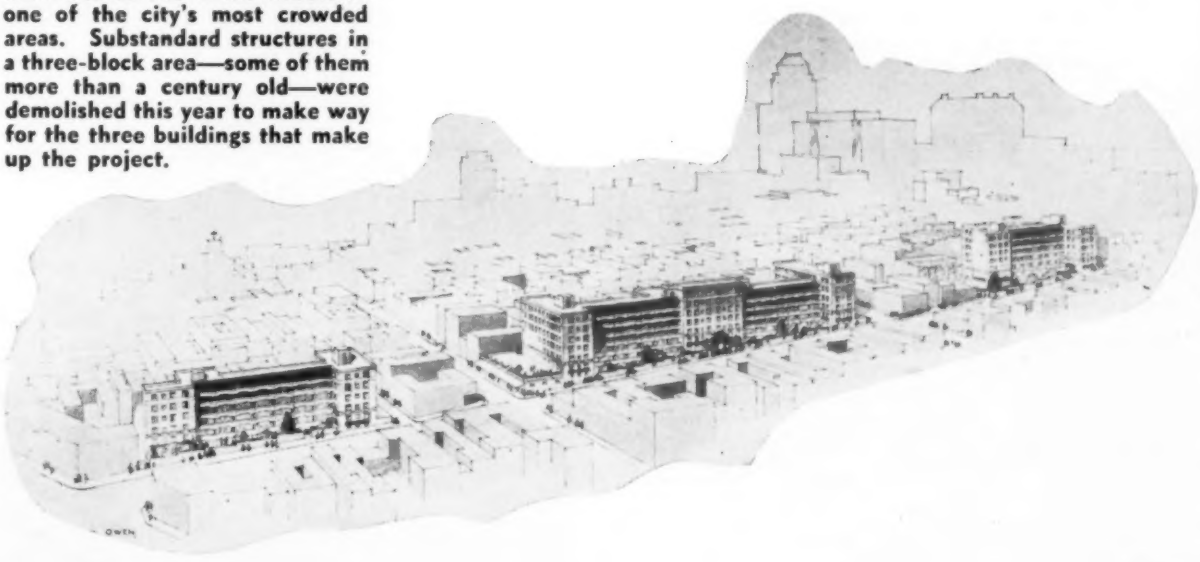
Costs

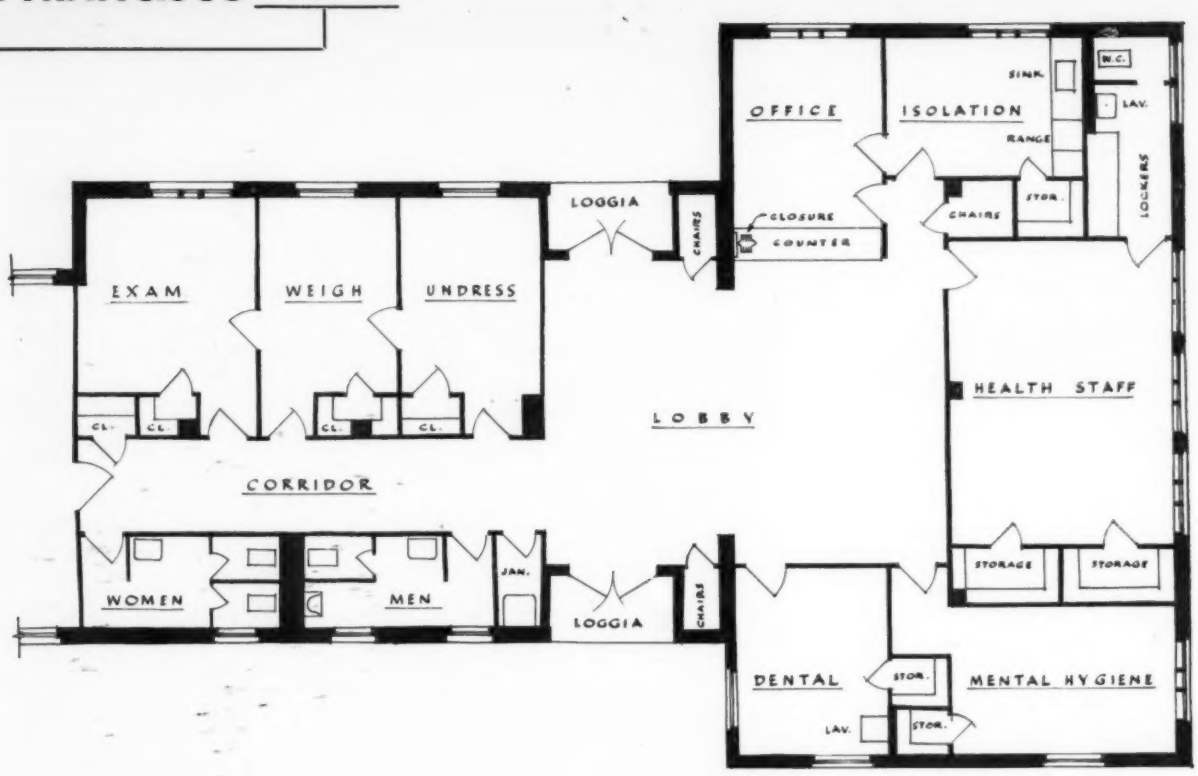
Construction costs for the project (not including development or administrative expenses) are expected to average $7624 per unit and $1759 per room.

YARD AREA SERVING THE "WEST BUILDING"

THE SITE—
below

"Ping Yuen" is going up on a slum cleared site in the middle of one of the city's most crowded areas. Substandard structures in a three-block area—some of them more than a century old—were demolished this year to make way for the three buildings that make up the project.





HEALTH CENTER

COMMUNITY SPACE—

Above is the layout for a health center that is to serve families in the entire Chinatown area. The San Francisco Health Department will staff and operate the center, which is located on the ground floor of the central building.

Common space is being provided in all three buildings for laundry and drying rooms. The equipment will be installed and operated by a concessionaire.

BUILDING MATERIALS, EQUIPMENT

Structures: reinforced architectural concrete

Stoves, refrigerators: not included in contract, to be purchased by Housing Authority

Flooring: asphalt tile

Heating: Natural gas fired central hot water system for each building

RENT SCHEDULE

Families of two, three, four— 20 per cent of income

Families of five, six, or more— 16-2/3 per cent of income

A combination of two-, three-, and six-story buildings is the plan for the entire 736 units

Above and below are scenes of the project under construction

Detroit . . .

"Serial building" to meet relocation housing problem for federally-aided slum clearance project

FREDERICK J. DOUGLASS APARTMENTS

174 units
as beginning for 736-unit project—

Started May 1950

Designed by:
Harley, Ellington, and Day, Inc., Detroit

Built and owned by:
Detroit Housing Commission

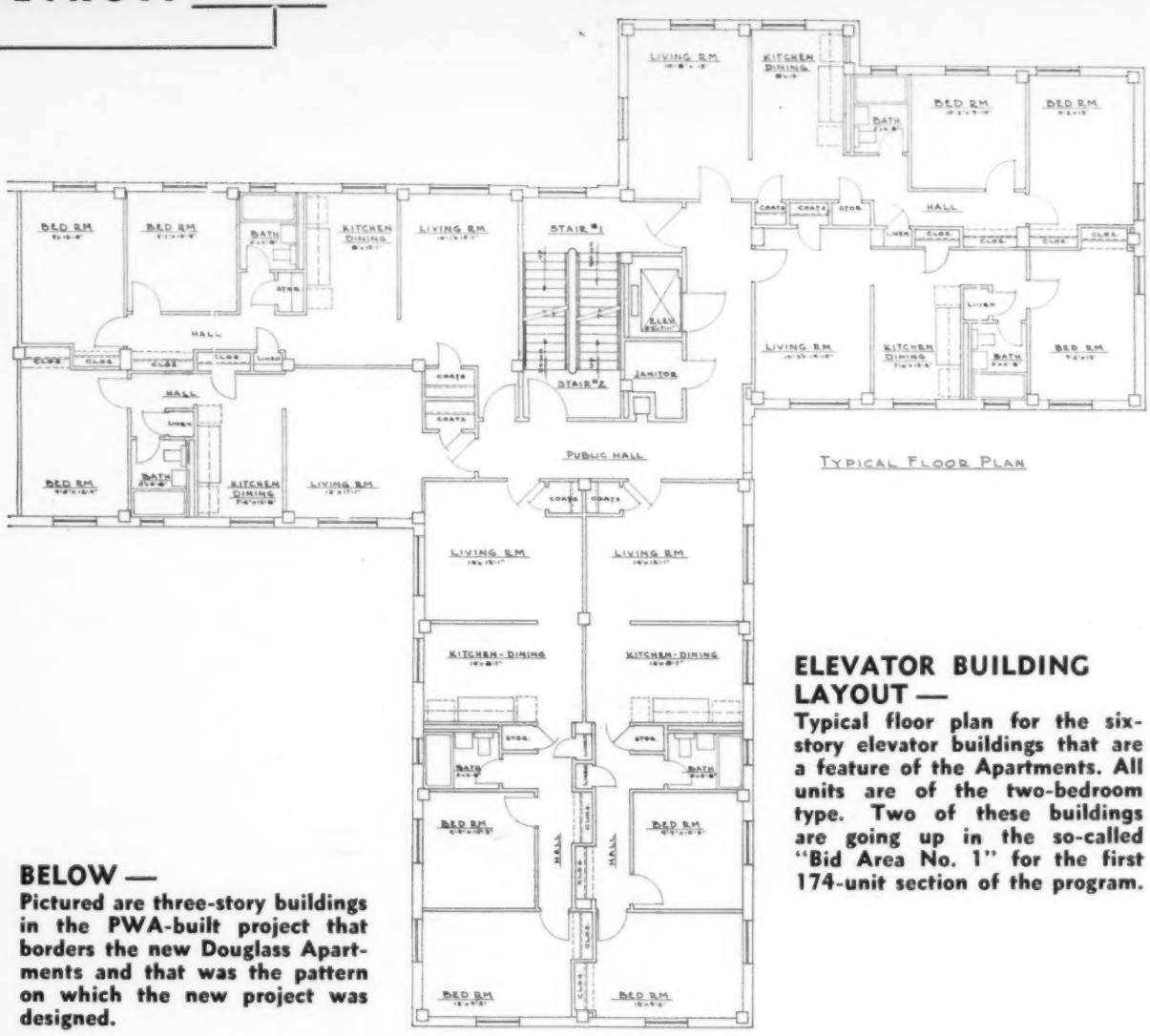
By using an "installment plan" approach, the Detroit Housing Commission, on May 5, 1950 was at last able to start construction on a federally aided slum clearance project that had been held up for ten years by the material and manpower shortages of World War II and by the postwar inflation of building costs. Although the 28-acre site for the project, Frederick J. Douglass Apartments, had been acquired in 1942, the Commission had not been able to clear the site because of its inability to find substitute housing for the 398 families living there. This difficulty prompted the idea of doing the construction job in stages—starting the building operation on that part of the site where the least amount of family relocation would be required. Thus, by assisting 40 families to find new housing, it was possible to advertise for bids in the summer of 1949 for 174 units, to go up on a 3½ acre corner of the site, as pictured on page 359.

Design

Design for the Apartments follows that of a neighboring PWA-built development, Brewster Homes, completed in 1939—with the exception that the new development will feature not only two-story row houses and three-story apartments but a series of six-story elevator buildings. Two-, three-, and four-bedroom units are provided—with the three- and four-room types in the two-story buildings and with all the two-bedroom units in the elevator buildings, on the theory that large families with children would be put into the row houses.

Economies

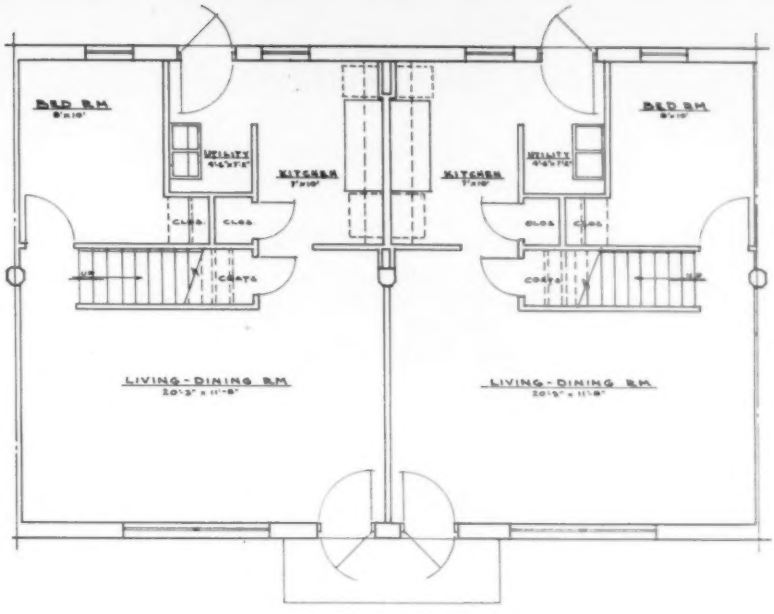
Heating plant economy is being achieved for the new Apartments by adding two new boilers and a new stack to the Brewster heating plant. The Brewster community building and play field also border one side of the new site and will be available to Douglass residents.



TYPICAL FLOOR PLAN

ELEVATOR BUILDING LAYOUT —
Typical floor plan for the six-story elevator buildings that are a feature of the Apartments. All units are of the two-bedroom type. Two of these buildings are going up in the so-called "Bid Area No. 1" for the first 174-unit section of the program.

BELOW —
Pictured are three-story buildings in the PWA-built project that borders the new Douglass Apartments and that was the pattern on which the new project was designed.



BASIC UNIT
FIRST FLOOR PLANS

FOUR-BEDROOM UNIT PLAN —

The two-story row houses for Douglass Apartments are designed for a variable number of units per building. The unit layout in all cases, however, is comparable to that shown left and below.

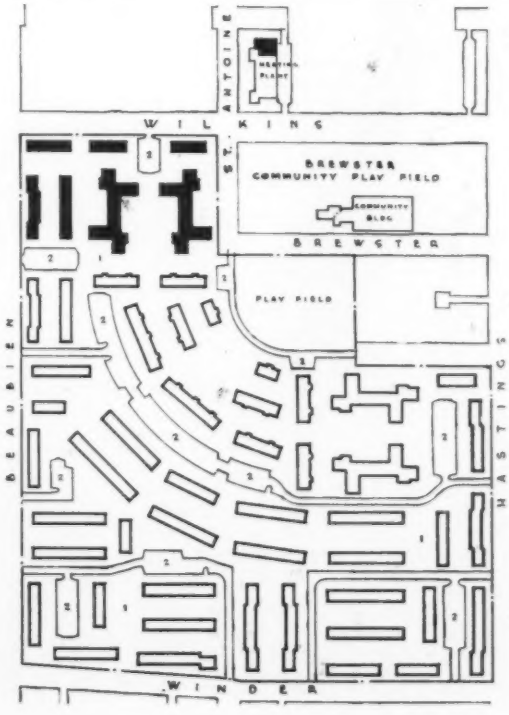
COSTS —

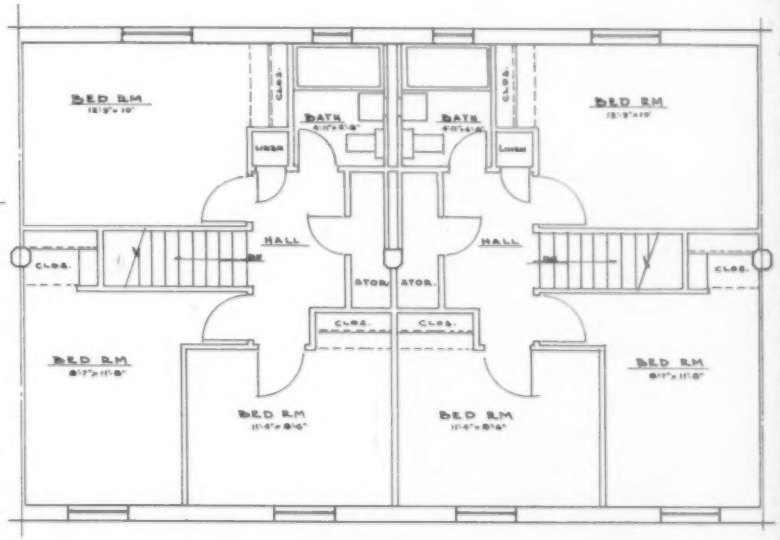
Per room cost: $2184
Per unit average cost: $9678

Cost figures include equipment and heating plant but not site improvements or non-dwelling space

SITE PLAN —

Site plan for the full 736-unit development is shown below. However, rising construction costs may dictate a raise in density for later "bid areas" and a consequent reorganization of the site plan. The "blacked out" corner of the plan represents the 174-unit construction job now under way.





BASIC UNIT
SECOND FLOOR PLANS

BUILDING MATERIALS, EQUIPMENT —

Heating plant: Erie boilers; Detroit Stoker Company stokers; Dunham zone control system; Ric-Wil underground system

Plumbing fixtures: Briggs

Windows: Detroit Steel Products sash and screens

Flooring: monolithic terrazzo

Hardware: P. & F. Corbin

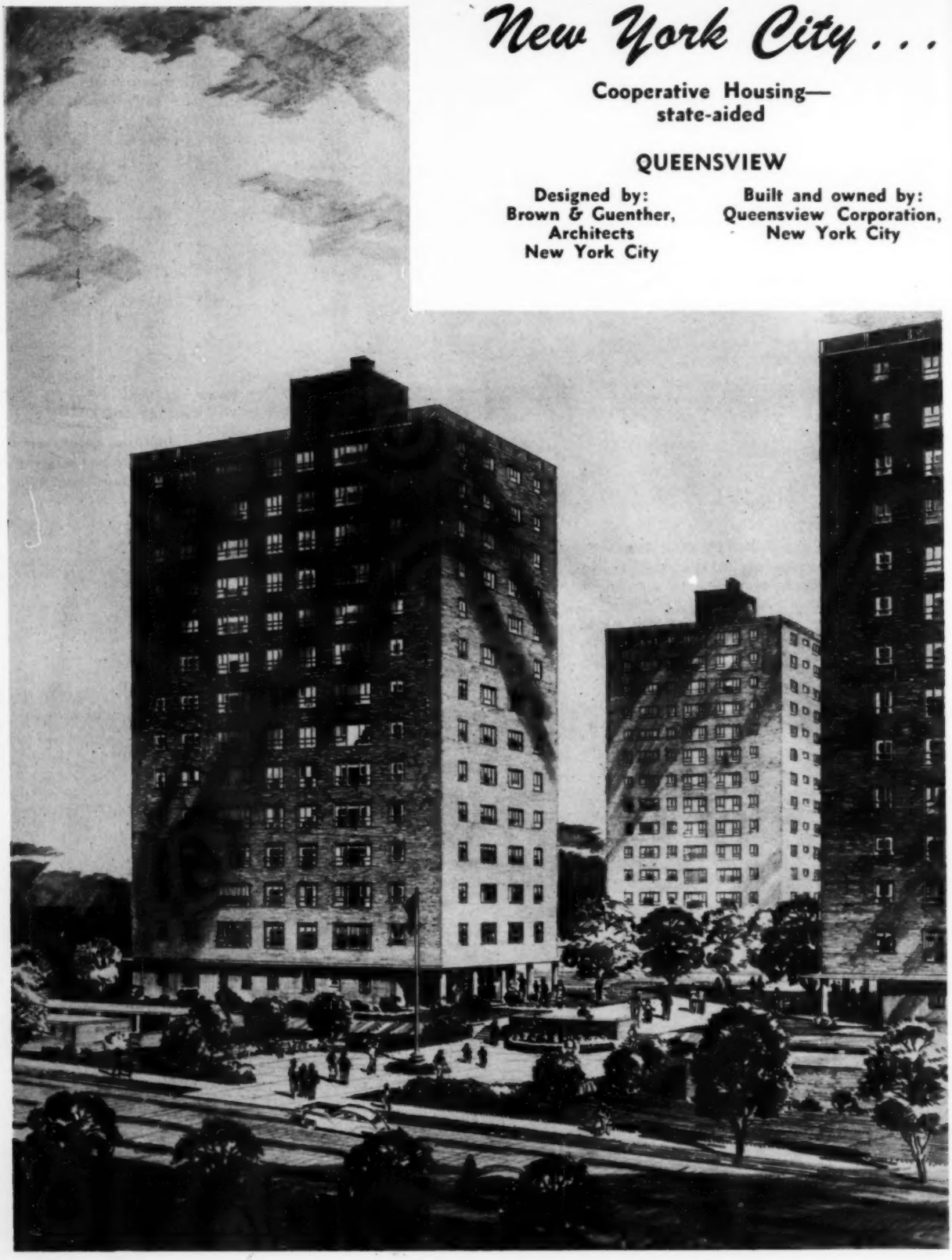
New York City . . .

Cooperative Housing—
state-aided

QUEENSVIEW

Designed by:
Brown & Guenther,
Architects
New York City

Built and owned by:
Queensview Corporation,
New York City



FOUR APARTMENTS TO A FLOOR
best solution for getting space, light, air

Only four apartments to a floor—a plan not usually used in middle-income housing—proved to be economical for developers of Queensview and gives occupants the advantages of cross ventilation in every apartment and a floor plan that permits complete privacy by allowing access to all rooms without crossing the living room.

Designers of Queensview, a cooperative undertaking, made careful studies of core-type plans for four, six, eight, and 12 apartments to the floor. From these studies they determined that with only four apartments to a floor, waste space was reduced sufficiently to offset the cost of the core-type plan.

Land Coverage

Although the density of 70 families per acre is not unusual in New York City (but is considered high in many other areas of the country), site planners and architects for Queensview have achieved a feeling of openness by the low land coverage—approximately 13 per cent of the 10 acres—and the location of the buildings on the site to permit enormous vistas and a dramatic view of Queens and Manhattan Island. Minimum distance between buildings is 80 feet—and then only in a few places where the buildings "overlap." Actually, most buildings are approximately 220 feet apart.

Special Features

The project, next-door neighbor to Ravenswood Houses, New York City-financed development, will, when completed, be made up of 14 buildings, each 14 stories high. Economy of construction and the desire for minimum land coverage was the determining factor in planning tall buildings. There are no basements—a design feature estimated to have saved $100,000. All space on the first floor is reserved for community areas, building services, doctors' offices, employees' apartments, etc. Garage space will be provided for 100 cars—plus parking space.

The buildings are fire-proof; apartments are equipped with General Electric refrigerators, General Electric automatic washers, Briggs Beautyware in bathrooms and kitchens. Central heating system controls are supplied by the C. A. Dunham Company.

Financing

Although Queensview is a privately financed project developed by a non-profit organization made up of a group of public spirited citizens interested in furthering the cause of good housing for moderate-income families, it is being built under the New York State redevelopment companies law and thus receives the benefits of condemnation proceedings and partial tax exemption for 25 years (see April 1949 JOURNAL, page 121).

Cost savings realized through condemnation and tax reductions plus the benefits of donated services and initial financing funds of the organizers will benefit the buyers of the apartments. Purchasers of 3½-room units will make a down payment of approximately $2100 and pay monthly carrying charges (gas, electricity, heat, hot water, all repairs, reserves, insurance, interest and amortization of the mortgage, real estate taxes, and an adequate contingency fund) of $66 a month. Purchasers of 4½-room units will make a $2550 down payment and pay carrying charges of $76 a month; and purchasers of 5½-room units will pay $2900 and an $86 monthly charge.

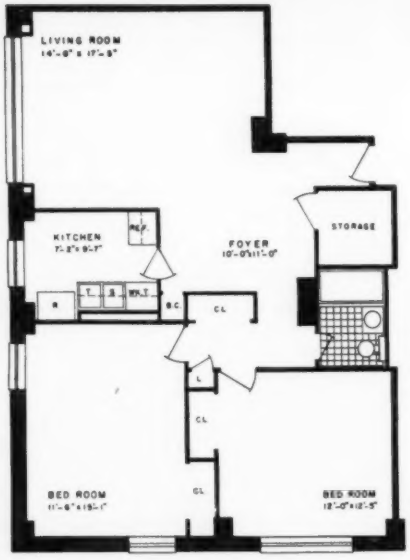
Costs

Total average development costs per unit are expected to run $11,634 per unit; $2737 per room. Of the 624 apartments, 260 will have one bedroom; 260 will have two bedrooms; and 104 will have three bedrooms.

3½-ROOM APARTMENT

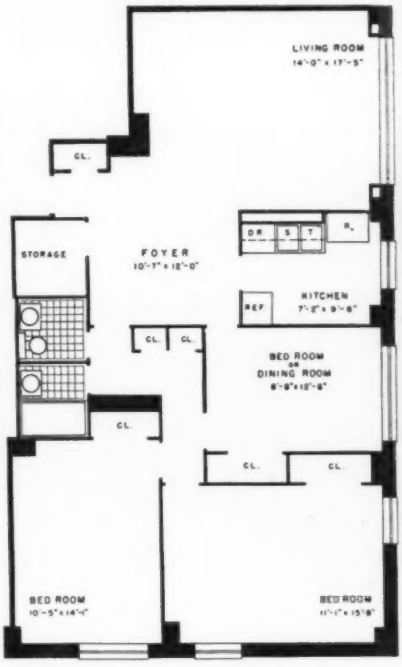
More than 41 per cent of the Queensview apartments are the 3½-room type, as pictured above: 260 such units in three buildings.

4½-ROOM APARTMENT

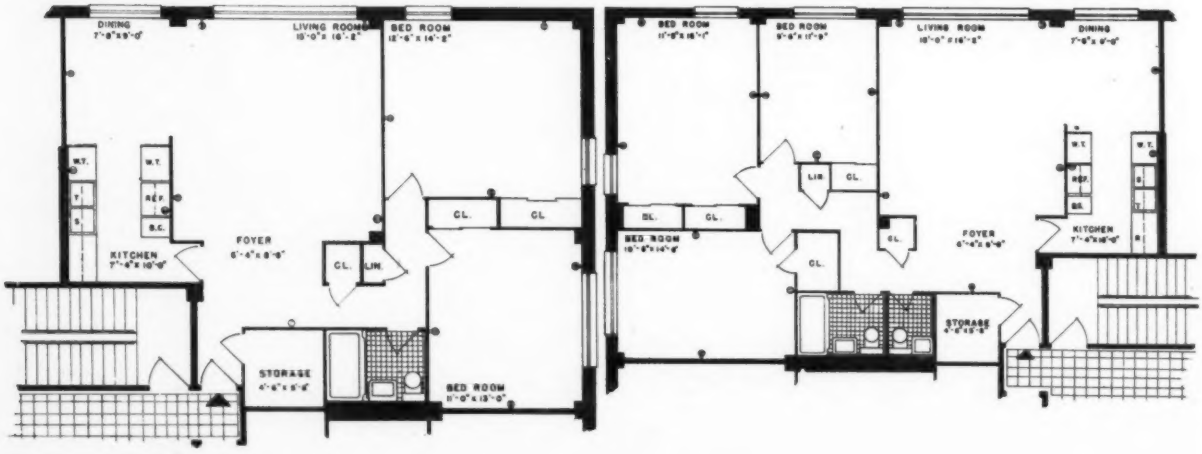


Equal in number to the 3½-room apartments are the two-bedroom units, 4½-room units, as pictured above: 260 units in five buildings.

5½-ROOM APARTMENT



The 5½-room apartments total more than 16 per cent of the Queensview units: 104 apartments in four buildings.

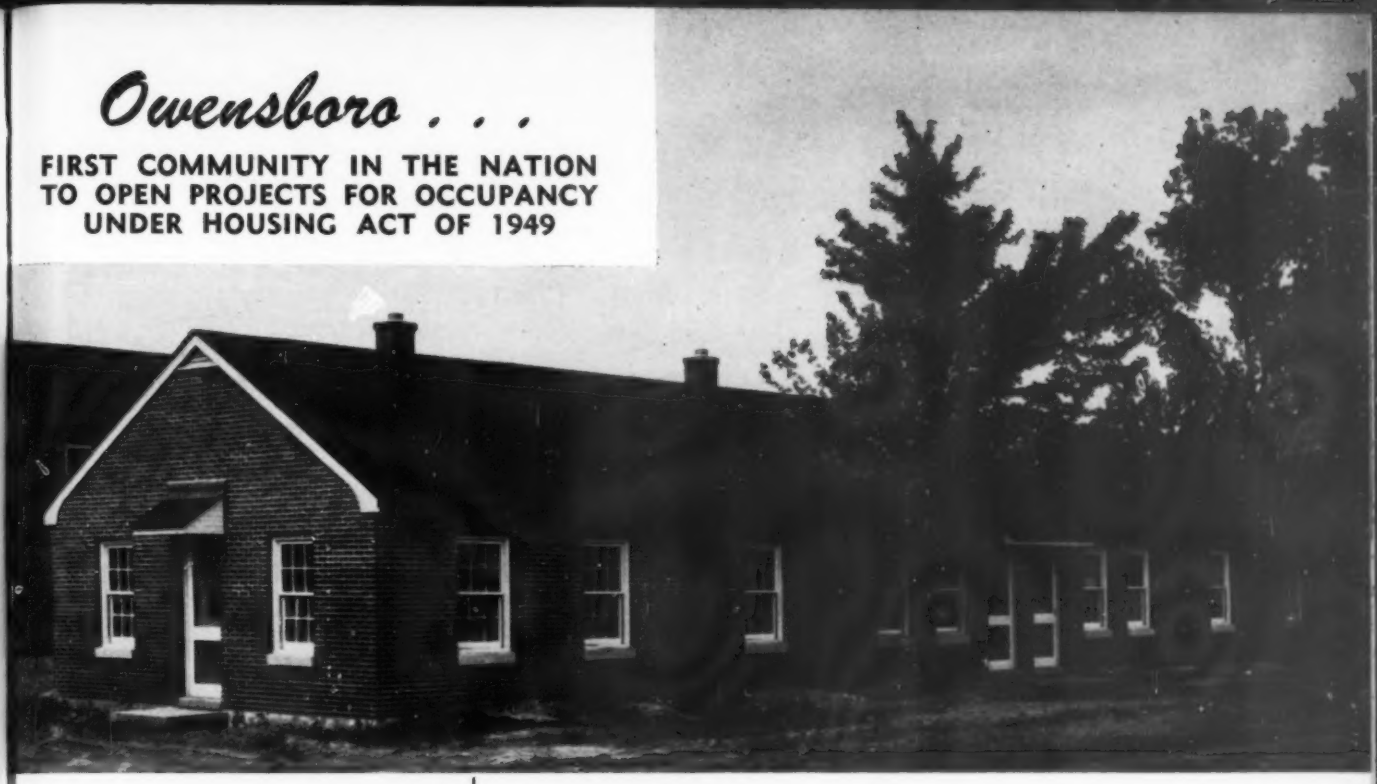


SOMETHING NEW ADDED—IN FINAL TWO BUILDINGS

The last two buildings to go up on the Queensview site incorporate changed floor plans. On the left above is the new 4½-room plan; right is the new 5½-room unit. By comparing them with plans for comparable size units above, it will be noted that dining space has been provided in the new units, whereas in the old plans, dining space either did not exist or was available only through sacrifice of one of the bedroom units.

Owensboro . . .

FIRST COMMUNITY IN THE NATION TO OPEN PROJECTS FOR OCCUPANCY UNDER HOUSING ACT OF 1949



TWIN PROJECTS:
SMITH HOMES—124 units

WALKER APARTMENTS—52 units

DESIGNED BY:
Meriwether-Marye and Associates, Lexington, Kentucky

BUILT AND OWNED BY:
The City of Owensboro Municipal Housing Commission

TWIN PROJECTS OPEN—SEPTEMBER 1950

First two projects in the country to be completed under terms of the Housing Act of 1949 were Owensboro's twin developments of 124 units and 52 units, opened for occupancy in September 1950. Although not of the same size, the two projects are alike in design. Both were war-deferred and reactivated under the 1949 law. Construction was begun in December 1949.

Building Types

Five different types of buildings, about two-thirds of which are one-story row houses similar to those pictured above, make up the projects. The smaller project is made up exclusively of the two-story buildings; in the larger development, most of the two-story duplex-type buildings are included at the center of the sites. A community building, a small children's play area, a spray pool, and sitting and play areas are part of the projects' facilities.

The larger of the two projects, with 41 buildings, is situated on a 10.62 acre site, of which a little more than 20 per cent is used for dwellings. Density for the project is only 11.7 families per acre.

Materials, Equipment

Brick on cinder block forms the exterior walls of the buildings. Concrete slab overlaid with asphalt tile was used for first-story flooring and hardwood was used for second-story floors in the duplex-type units. Linoleum covers the second-floor bathrooms.

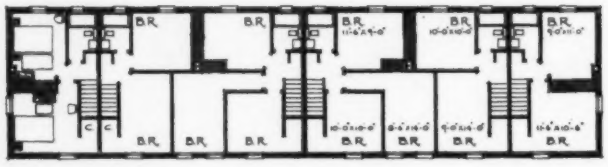
Each unit is equipped with a gas operated Servel refrigerator, an Eagle Foundry gas range, and Kitchen Maid cabinets and sink. Individual forced warm air furnaces, tenant operated, heat the units.

Of the 124 dwellings in the larger project, 32 have three bedrooms; 58 have two bedrooms; and 34 have one bedroom.

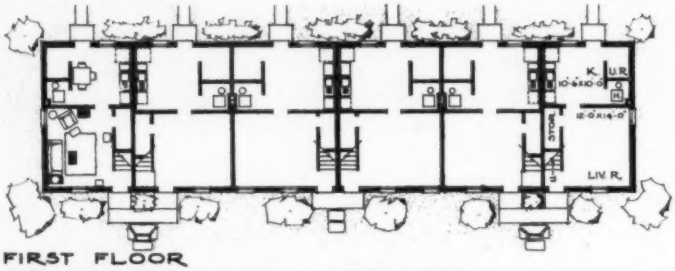
CONSTRUCTION NOTES:

FOOTINGS - CONCRETE.
FOUNDATION WALLS - ONE-STORY - CONCRETE BLOCK.
FOUNDATION WALLS - TWO-STORY - CONCRETE.
EXTERIOR BEARING WALLS - CAVITY - BRICK ON CINDER BLOCK.
INTERIOR FIRE WALLS - CINDER BLOCK.
INTERIOR PARTITIONS - STUD.
ROOF FRAMING - WOOD TRUSSES.
FIRST FLOOR - CONCRETE OVER GRAVEL FILL ON EARTH.
SECOND FLOOR - WOOD JOISTS.
FIRST FLOOR FINISH - ASPHALT TILE.
SECOND FLOOR FINISH - HARDWOOD.
FIRST FLOOR KITCHENS AND BATHROOMS - GREASE-PROOF ASPHALT TILE.
SECOND FLOOR BATHROOMS - LINOLEUM.
WINDOWS - ANDERSON R.O.W. - WOOD D.H. UNITS.
DOORS AND FRAMES - WOOD.
ROOFING - CAREY "FIRECHEX" ASPHALT-ASBESTOS 325# SHINGLES.
KITCHEN CABINETS - KITCHEN MAID WOOD UNITS.
HEATING - INDIVIDUAL, BRYANT FORCED, WARM AIR UNITS FOR EACH DWELLING UNIT (TENANT OPERATED).
EXTERIOR WALKS - CONCRETE.
DRIVEWAYS AND PARKING AREAS - CONCRETE.

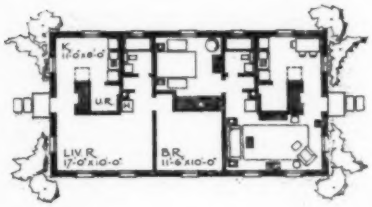
TYPE T-7



SECOND FLOOR



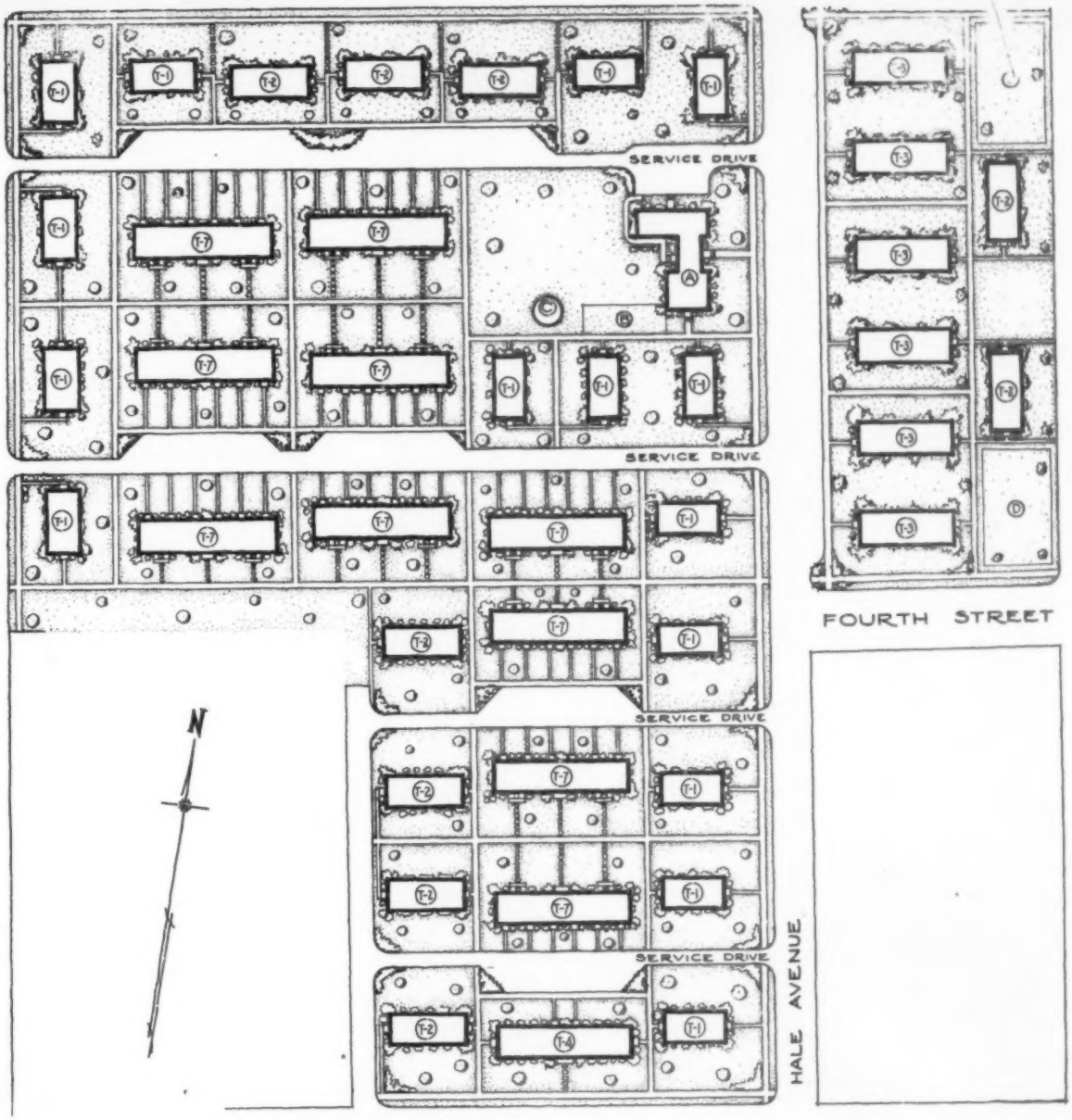
FIRST FLOOR



TYPE T-1

VIEWS: INSIDE AND OUT

Typical of the five building types used in the two projects are those illustrated. The single-story structure predominates.



SITE PLAN—
for 124-unit Smith Homes, above

FULLY EQUIPPED KITCHEN—
"Kitchen Maid" cabinets and sinks: Servel refrigerators; Eagle stoves are provided for each kitchen.

In Slo

Fems

to low-sin

under Hou of

JOHN J. COCHRDI

704 units

THE SITE — BEFORE, AFTER

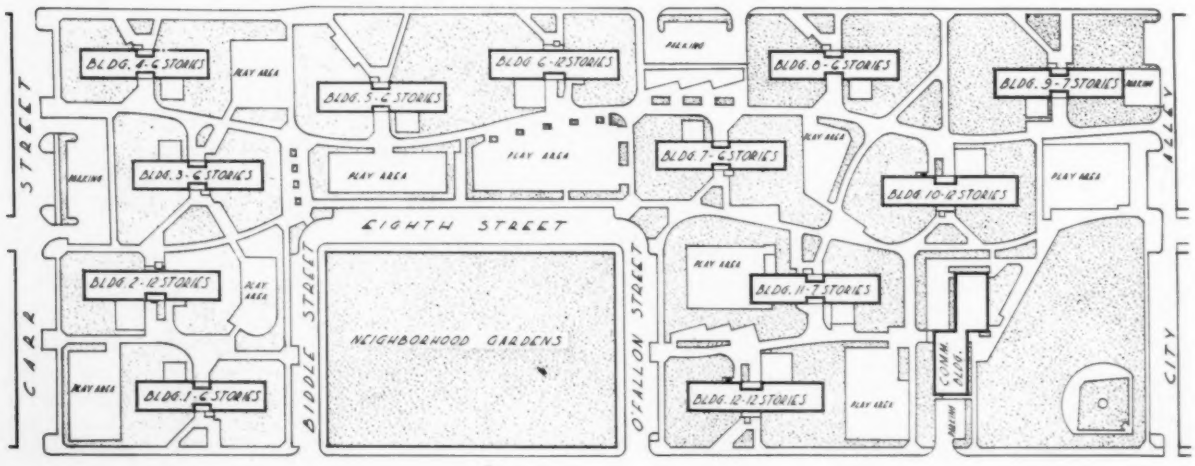
The 18-acre site above on which Cochran Garden Apartments are going up was a partially vacant slum area, acquired by the St. Louis Housing Authority before World War II. The 704 units of new housing that are now under construction will cover only 11.5 per cent of the area. There will be 12 buildings only, four 12-story buildings; two seven-story buildings; six six-story buildings.

The generous provision of open space shows on the site layout below. The 88.5 per cent of the site that will be free of structures is to be used 28 per cent for play areas; about 3 per cent for sitting space; close to 40 per cent for lawn area; about 10 per cent for planting space — with the balance available for walks and parking.

Density of the Apartments is to be 40 families per acre.

The reality of World War II and the possibility of World War III loom as the background of John J. Cochran Garden Apartments. Before World War II, plans were drawn and the site acquired for the project. In those days, the plans called for two- and three-story buildings: to provide for about 550 families. After the war, and the passage of the Housing Act of 1949, the old plans were brought out and reviewed and the decision reached to start again: first, to provide for more families on the site by using higher building types; second, to attempt to introduce some new design ideas.

The new architectural firm, George Hellmuth Associates, developed a preliminary plan in mid-1949 for an 890-unit project of six-story buildings—but the decision was against this plan because it did not provide enough openness on the site, whereupon it was proposed that 12-story buildings be used. It was a decision, too, that there should be more three-bedroom units; less one-



Louis . . .

Fems

ow-sing

Hou of 1949

CHRDEN APARTMENTS

Started July 1950

bedrooms. A plan to meet these requirements emerged as a proposal for a 1248-unit project—but this proposal was later modified to the 704-unit development now under way, with a combination of 12-, seven-, and six-story buildings.

Design

The buildings are to be of red shale brick—all of them featuring balconies for each unit, as shown on the layout on page 368. Basement space will be used for a nursery school, for community laundries, for tenant storage, for incinerators, and general maintenance facilities. The project will blend in with an adjacent PWA-built project, Neighborhood Gardens, one of the seven limited dividend PWA-sponsored projects built in 1935. Neighborhood Gardens consists of nine three-story buildings containing 252 apartments—shown in the model above in the middle background.

Costs

Overall construction cost of the apartments per unit are as follows:

Dwelling facilities, per unit: $10,205

Dwelling facilities, per room 2,079

The project room ratio is 4.91, with an average of 2.42 bedrooms per unit.

The total development cost figures when site acquisition and improvement are included, plus all equipment, architectural and engineering costs, carrying charges, and administrative charges is $12,825 per unit.

The overall proposed development cost for the PHA loan contract for the project, exclusive of a 10 per cent margin for safety, was $9,029,000.

Rents for the Apartments will range from $17 to $47, depending on family size—with $60 as the top limit for ineligible families living in the projects during the period when they are on notice to move.

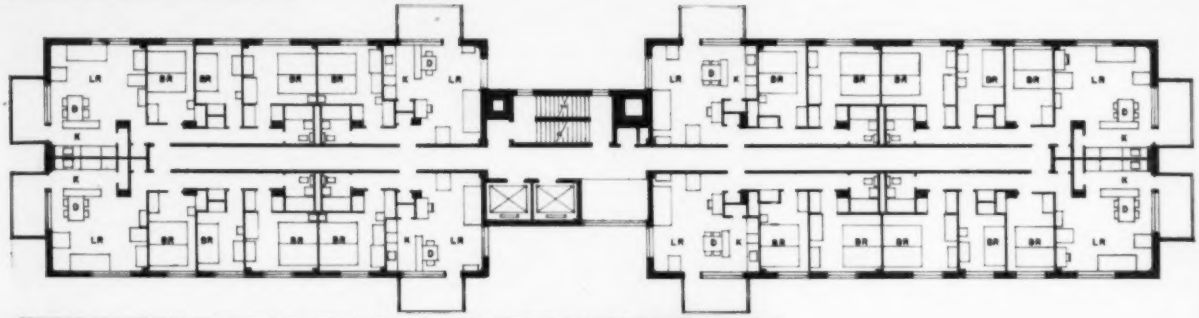
THE ARCHITECT:

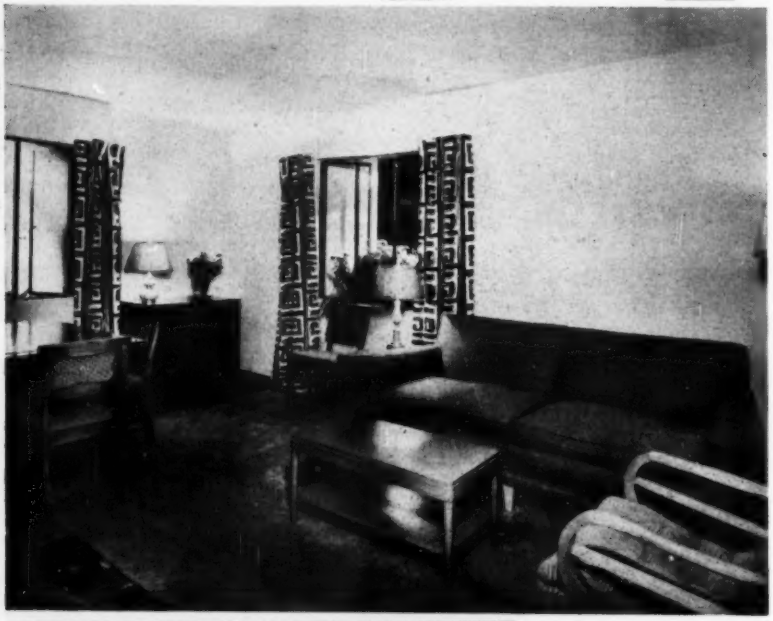
George Hellmuth Associates

St. Louis

BUILT AND OWNED BY:

St. Louis Housing Authority





TYPICAL FLOOR PLAN 12-STORY BUILDING—

Above are floor plans for one-, two-, and three-bedroom units on one of the floors of a 12-story building. The three-bedroom units have living-dining space of from 265 to 285 square feet, with bedrooms of 80, 110, and 125 square feet. The two-bedroom units having living-dining space of 265 square feet and bedrooms of 111 and 125 square feet. The one-bedroom units have living-dining space of 240 square feet and the bedroom is 127 square feet.

MODEL ROOMS—

Above and left are model rooms for Cochran Garden Apartments that were built full size and furnished for the public display at which the scale models of the project as a whole were shown. Visitors at the display got a realistic view of the space, light, and air that the apartments are to enjoy and an idea of the full equipment that is to be provided . . . but some of them thought the furnishings looked somewhat on the unrealistic side for the low-income families for which the units are intended.

Chicago . . .

"Relocation housing" — for families displaced by redevelopment projects

HARRISON COURTS: 126 units

•

Financed by city and state

•

Opened for occupancy September 1950

•

Built and owned by: Chicago Housing Authority

In 1947 the city of Chicago and the state of Illinois joined in providing funds for building housing for families displaced from areas slated for urban redevelopment.

The Chicago Housing Authority was given responsibility for providing the relocation housing—but the city council was given the power to approve or disapprove of the building sites. Controversy over where the housing should go resulted in defeat of the Authority's recommendation for one or two large sites and in approval of nine small sites, scattered throughout the city, most of them ill suited to housing development.

In an effort to develop the sites to their best advantage and in order to use to its highest potentiality the broad terms of the state and city legislation (which carries no per unit nor per room cost limitations), the Authority commissioned the nine projects, one each, to some of the city's best architects. Various design goals were assigned them: some of them were asked to provide units that would serve predominately large families; others, average family groups of parents and two or three children.

The Harrison Court architects were given a project that, it was thought, would house aged couples without children—or single person families—or young childless couples—or those with only one child. Thus Harrison Courts has 42 units with 0 bedrooms; 42 units with only one bedroom; and 42 units with two bedrooms. The room ratio for the project is 3.33. However, the city-wide room ratio for the entire relocation program is 4.5.

Designed by:
PACE Associates, Chicago
Planners, Architects, Consulting Engineers

John F. Kausal, Architect

CONCRETE BLOCKS FOR INTERIOR FINISH—

A feature of the project aimed at cost reduction as well as providing something new in the way of interior wall finish was the use of extra dense concrete blocks, 3-5/8 by 3-5/8 by 15 inches. Although actual economy of this move has not been fully proved, the effect created is regarded as attractive. Blocks are painted with a semi-gloss oil base paint that produces a smooth finish that can be cleaned easily. Ceilings are concrete slabs painted white.

WOODEN KITCHEN CABINETS, DRAINBOARD FOR ECONOMY—

A return to the use of wooden kitchen cabinets and sink boards has been the practice in a majority of Chicago's relocation projects. Although the use of wood lends a feeling of color and warmth to the kitchen, this advantage and the economy of original installation are not regarded as sufficient to outweigh the maintenance problems they present.

MAJOR EQUIPMENT AND MATERIALS—

Heating plant: Fitzgibbon (Enterprise oil burner)
Refrigerators: Servel
Plumbing: Crane
Windows: Thorne aluminum casement with roto operators and aluminum screens

COSTS—

Total development cost, land included:
$3102 per room
$10,342 per unit

THE PICTURES—

Top—The "zero bedroom" unit

Middle—Kitchen, dining area for one- and two- bedroom unit

Bottom—Living room for one- and two-bedroom unit

CORRIDOR SPACE
Entrance to the building elevator and emergency exit. Note relationship of this space to apartment entrances on floor layout above.

THE THEORY—

The architect says that the principal objective he sought was "to reduce the amount of public corridor space to a minimum in order to increase individual unit areas, yet to provide outside light for the corridor and cross ventilation and sunlight for all units."

Pictured left is the "minimum" corridor—and experience alone will prove whether or not its economy size is efficient.

RENT SCHEDULE—

A master rent schedule has been devised by the Chicago Housing Authority for its relocation projects, ranging from $15 to $65, depending on family size and family income. Top income limit for admission is $3200 for a family of five or more; $3700 for continued occupancy.

Personals

"JOHN ROBINSON GARDENS"
is the name given a new 136-unit state-aided veterans housing project in Springfield, Massachusetts, in honor of John I. Robinson, authority chairman and 1949-1950 president of NAHO. Mr. Robinson has been chairman of the Springfield Housing Authority since its organization in 1946 and also served both as a member and as vice-chairman of the Massachusetts State Housing Board from 1941 to 1945. Harry P. Hogan, vice-chairman of the Springfield Housing Authority, termed the naming of the project in honor of Mr. Robinson "a richly deserved tribute to one who has given many years of time-consuming, courageous, and intelligent service, without compensation, to the cause of providing decent homes on the national, state, and local levels."

ROBERT R. TAYLOR,
who has served as chairman of the Chicago Housing Authority for seven years and as a member for 11 years, resigned from the authority effective September 30. Mr. Taylor said when he announced his resignation that he felt that "recent approval by the city of a $125 million public housing program would give assurance to the people that public housing would go forward." During the years that Mr. Taylor served on the authority, almost 50,000 people have been provided with homes in permanent or temporary structures developed by the Chicago Housing Authority.

PHILIP J. CRUISE,
GERALD J. CAREY
have been appointed chairman and executive director respectively of the New York City Housing Authority. Mr. Cruise fills the vacancy left by the recall of Major General Thomas F. Farrell to military duty. He formerly was assistant to General Farrell. Mr. Carey, formerly general counsel to the authority, fills the vacancy left when James W. Gaynor was recalled to active duty with the army (see September JOURNAL, page 321).

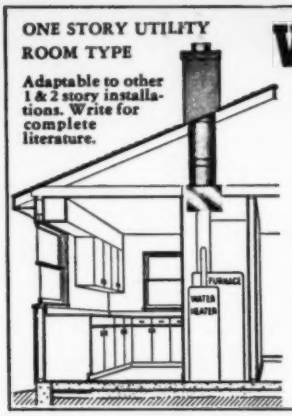
GERALDINE RUSSELL
(who recently became Mrs. Henry Rouganac) has been named acting director of administration of the Chicago Housing Authority. She takes over the duties of Ivan B. Baker, a lieutenant colonel in the army reserves, who has been recalled to active duty. Mrs. Rouganac formerly was manager of relocation housing for the authority.

G. HOLMES PERKINS
has been appointed dean of the School of Fine Arts of the University of Pennsylvania. Mr. Perkins, an internationally known architect, was with the urban development division of the National Housing Agency from 1942 to 1945. He is editor of the Journal of the American Institute of Planners and has served as consultant for the Ministry of Town and Country Planning in Great Britain. Since 1945 he has been professor of regional planning and chairman of the department of regional planning of the Harvard Graduate School of Design.

JOHN G. VAUGHAN, JR.,
has resigned as director of development with the Chicago Housing Authority to accept a position with L. R. Solomon & Associates and Josef Marion Gutnayer, Chicago architects and engineers. Mr. Vaughan will be the firm's housing and planning consultant.

GEORGE M. WHITE
has resigned as executive director of the Housing Authority of the City of Key West to go into private business in Key West. He had been executive director of the authority for more than three years.

ERNEST A. GRUNSFELD, JR.,
of Chicago, a member of the architectural and engineering firm of Friedman, Alschuler & Sincere and Ernest A. Grunsfeld, Jr., was one of the two delegates from the American Institute of Architects at the International Union of Architects meeting in Paris, October 2. Mr. Ralph Walker, president of the American Institute of Architects, was the other AIA delegate to the conference.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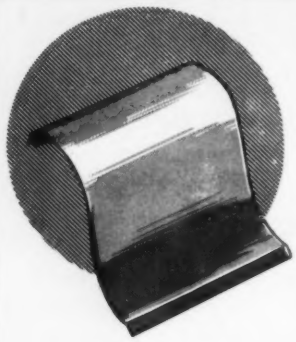

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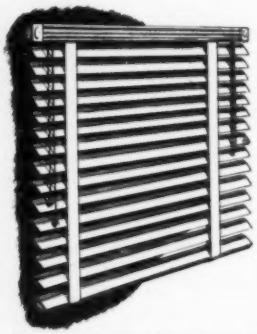

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Address Harry C. Kinne, Chairman, Housing Authority of County of Cook, 33 North LaSalle Street, Chicago, Illinois.

A42, EXECUTIVE DIRECTOR—SOUTHEAST

For local housing authority, to handle development and operation of a 325-unit Title III project for which the authority has site approval; also an anticipated Title I redevelopment program. Salary—$5000-$7500, depending upon applicant's experience and qualifications.

POSITIONS WANTED

W15, Female—MANAGEMENT, ADMINISTRATION

Currently and for past eight years with PHA as manager of low-rent and war housing projects; twelve years in retail sales, merchandising, and display. Personnel supervision, in-service staff training, promotion of service and recreational programs, active club and social work demanded by all positions. Education—mathematics major.

W16, Female—MANAGEMENT, ADMINISTRATION

Nine years with local housing authority operating three projects totaling 871 units, first as leasing and occupancy clerk, then as accountant, and for past five years as administrative assistant to the executive director. The latter position carried major responsibility for the authority's operations as a result of the director's service on a part-time basis.

W17, Female, 40—MANAGEMENT, TENANT SELECTION, PROJECT SERVICES

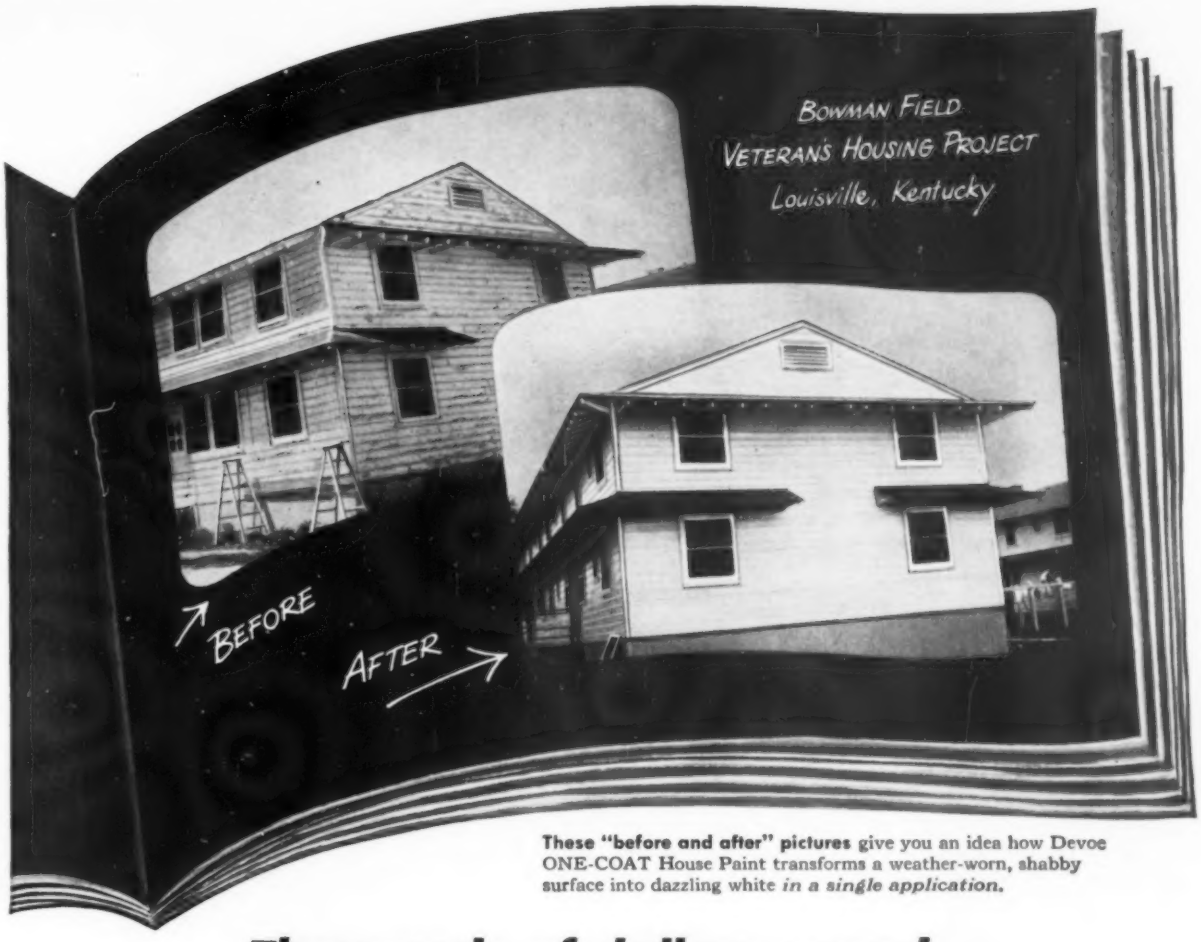
Received master's degree in international relations in August 1950. Housing experience includes over four years in PHA positions ranging from tenant aide and tenant officer for seven war housing projects totaling 1496 units to general housing manager for two war projects totaling 205 units. One year as welfare officer for UN agency.

W18, Male, 34—MANAGEMENT, TENANT RELATIONS

Approximately four years housing experience with FPHA in project services and tenant relations and as war housing project manager. Past two years as field representative for private organization sponsoring adult education in human relations among labor groups. Field representative for consumer cooperatives for a year and a half. Prefers Midwest. Education—M.A., history.

W19, Male, 43—RESEARCH, ADMINISTRATION

Research field director; two years health department; three years citizens group; associate professor sociology and research; administrative and organizational experience; instituted and directed housing curriculum.



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